

# 34+/- Acres, Eastland County

Welcome to your own slice of Texas! Combination of coastal & thick trees being mostly Oaks. Peaceful country living with multiple home sites & beautiful views. Imagine watching the infamous Texas sunsets from your front porch or utilizing the sandy loam soil for growing crops, raising horses or livestock. Neighbors have great water wells, so the probability is high for a buyer to get a water well. Electricity available & owner has paid to bring electricity from the West down to property. Two gated entrances for easy access & versatility. See the wildlife tracts in the sandy soil in tree covered area. Buyer will need to fence the North ends. Currently Ag exempt. Very clean and beautiful place, call to see it, you won't want to miss this one! Convenient location being just 30 minutes to Brownwood, Comanche & Cisco & 20 min to Lake Brownwood. 90 minutes to Ft. Worth. Westbound Water line along CR.



**\$254,660**

Karen Lenz, Broker

325-668-3604

karen@trinityranchland.com

www.trinityranchland.com

225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



SELLING TEXAS RANCHES AND HOMES

601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

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- County – Eastland
- Schools – Rising Star ISD
- Surface Water – N/A
- Water Well – N/A
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, & Dove
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$7,490
- Price – \$254,660
- MLS – 20568421



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