

320+/- Acres Knox County

Looking for a slice of Texas frontier with modern conveniences? Look no further! This +/- 320 acre place has access to treated city water and electricity with entry from a paved road, while offering a magnificent view, hunting, ranching and farming. A natural pasture and wheat grace this former homestead which hosted deer and hog hunting for years. Currently leased for cattle grazing, the property includes two in-ground stock tanks. Property is located 8 miles west of Knox City TX and is one mile north of the Brazos River. Driving Distances: 3 hrs - Fort Worth, 2 hrs - Lubbock, 1.5 hrs - Wichita Falls, 1.5hrs - Abilene



\$1,264,000

Joshua Smith, Realtor
325-200-9361

joshua@trinityranchland.com

www.trinityranchland.com

****Buyer's Agent to verify
Utilities & Schools****

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



SELLING TEXAS RANCHES AND HOMES

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

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

320+/- Acres Knox County

- County – Knox
- Schools – Knox City O'Brien I.S.D.
- Pasture – Cultivated & Pasture
- Cultivated – 196+/- Acres
- Surface Water – 2 Ponds
- Water – City Water
- Soil Type – Clay, Rocky/Shale, Sandy Loam
- Terrain – Flat w/Steep Drop towards Backside
- Hunting – Whitetail Deer, Turkey, Dove, & Ducks
- Outbuildings – None
- Minerals Owned – Yes
- Minerals Convey – 50% of Wind Rights
- Ag Exempt – Yes
- Taxes - \$749
- Price Per Acre - \$3,950
- Price - \$1,264,000
- MLS - 20886800



225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



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

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.