

# 69.45+/- Acres Coleman County

**This smaller acreage has big potential for your new home or hunting camp. These 69.45 acres has great cover for the whitetail deer quail turkey and dove along with ample pasture for grazing. Some fencing will be required on the north boundary to enclose property. There is water and electricity at the north end of the larger property MLS 20840032. 169.45 AC. Easy access from county road 188 leads to peace and quiet from major roads and town. These 69.45 acres or more can be yours come view the entire available property**



## **\$399,000**

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225 SW 5<sup>th</sup> 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 or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Coleman
- Schools – Cross Plains I.S.D.
- Surface Water – Creek
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam
- Terrain – Rolling Hills & Flat
- Hunting – Whitetail, Dove, Quail, Hogs, and Turkey
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$5,745
- Price – \$399,000
- MLS -- 20839980



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