

# 11.747 Acres Comanche County

Beautiful 11.747-acre tract located in the heart of Comanche County, within the highly regarded De Leon School District. This property offers a fantastic opportunity for nature lovers and those seeking a peaceful retreat. A water meter is available through Comanche WSC, and electricity can be accessed via Comanche Electric Cooperative Association (CECA). Restrictions are implemented to safeguard your investment while allowing for flexibility in your future plans. The land features abundant wildlife cover, making it ideal for outdoor enthusiasts. A sizable tank and Sipe Springs Creek enhance the natural landscape and attract local wildlife. The property is wildlife exempt. Per the seller, there is an old well on the property, but they never did anything with it. The property is adorned with magnificent oak trees, mesquite, and shinnery. During my visit for pictures, a deer was spotted within a few yards away from me, highlighting the area's wildlife activity. This exceptional property is a rare find. Whether you're looking to build your dream home or create a weekend getaway, this piece of land has it all.



**\$105,000**

Gayelena Rener, Realtor

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601 I-20 Frontage  
Cisco, Texas  
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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 – Comanche
- Schools – De Leon ISD
- Surface Water – 1 Tank & Creek
- Electric & Co-op Water
- Soil Type – Sandy Loam
- Terrain – Flat
- Outbuildings – N/A
- Wildlife Exempt – Yes
- Taxes – \$ 19
- Price Per Acre – \$ 8,938
- Price – \$ 105,000
- MLS – 20768184



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