

# 161+/- Acres Eastland County

Looking for that Texas ranch getaway? This 161 may just be the place you are looking for. Not many places like this one come along often. Thick Oak cover, a wet weather creek, several building locations with views & a blank canvas for your country desires to become a reality. Great recreational opportunities from hunting deer, turkey, hogs, dove, quail & duck. 3 tanks on property, could use a good cleaning out, but are brimming full now. Trees include Post Oak, Live Oak, Blackjack, Mesquite, a few Pecan & some cedar. An old farmhouse sits on property but could possibly be fixed up for a hunting cabin. 2 storage buildings for all your toys & gear. Morton Valley water line runs along fence line, buyer needs to verify meter availability. Electric meter installed at old cabin. Fences are good on one side, fair to poor on all other sides, fencing material on property ready to be installed. Convenient location just 10 min to Eastland, 20 min to Cisco, an hour to Weatherford or Abilene.



## \$949,900

Karen Lenz, Broker  
325-668-3604  
[karen@trinityranchland.com](mailto:karen@trinityranchland.com)

Austin Dunaway, Realtor  
325-269-9004  
[austin@trinityranchland.com](mailto:austin@trinityranchland.com)

[www.trinityranchland.com](http://www.trinityranchland.com)

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



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

# 161+/- Acres Eastland County

- County – Eastland
- Schools – Eastland I.S.D.
- Surface Water – 3 Tanks & Creek
- Well – N/A
- Outbuildings – Old Farmhouse & 2 Storage Buildings
- Soil Type – Sandy Loam & Rocky/Shale
- Terrain – Flat to Gently Rolling
- Hunting – Whitetail, Hogs, Turkey, Quail, Dove, & Ducks
- Ag Exempt – N/A
- Minerals to Convey – No
- Taxes – \$8,521
- Price Per Acre – \$5,900
- Price – \$949,900
- MLS – 20652686



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



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