

4+/- Acres & Home Eastland County

NOW OFFERING OWNER FINANCING OPTIONS! DOWN PAYMENT AS LOW AS 10% & RATE AS LOW AS 6%, CALL FOR MORE INFO!! Opportunities like this don't come twice! With 11.4 out of the 15.4 acres already sold, this final 4+- acre tract is the last chance to be part of a private homestead enclave. Nestled near the historic small town of Cisco and only 40 minutes from Abilene gives you a serene homestead where freedom, privacy, and self-sufficiency come standard, while not being too far from city conveniences! The groundwork has already been laid with the home, private well, electricity, septic, and an out-building which has been floored, wired for electricity, sheet-rocked, and insulated. Use it as a guest house, Airbnb or rental, your own studio, workshop, or mother-in-law suite. A water well in place supplies fresh water to the home, chicken coup, and along with the rich Texas soil, your future garden or fruit orchard. Bring your animals and livestock to bask in the sun or to relax in the shade of the many mature oak trees spread throughout the property. With No Restrictions or HOA, and outside of city limits, means you can truly live on your terms! Whether you're dreaming of going off grid, starting a homestead, or just looking for that place to enjoy the quite starry nights of Texas and wide-open spaces, this 4+- acre retreat provides the canvas to do it all! Bring your boots and your imagination, but don't wait too long, schedule your showing today! Here you're not just buying land, you're securing privacy and freedom! ****Buyer's Agent to verify Schools & Utilities****



\$234,999

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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 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 – Eastland**
- **Schools – Cisco I.S.D.**
- **Water – 1 Well**
- **Soil Type – Sandy Loam**
- **Terrain – Slightly Rolling**
- **Hunting – Whitetail, Hogs, Turkey, Dove**
- **Minerals Owned – Unknown, will convey if any**
- **Ag Exempt – No**
- **Taxes – \$797**
- **Price – \$234,999**
- **MLS – 20781192**



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