

10.5 Acres (Tract 11 & 12) Shackelford County

Location, location, location! Just 20 minutes NE of Abilene lies idyllic 10.5-acre tracts, beckoning you to craft your dream home or seize a promising investment opportunity. Envision a tranquil homestead, or a flourishing garden oasis, even a haven for livestock amidst the serene landscape. Convenience meets rural tranquility as water & electricity await your connection at the county road. Seize this chance to embrace a lifestyle where the conveniences of Abilene's restaurants, shopping & activities are within arm's reach, yet the solace of open spaces envelops you. Whether you aspire to cultivate a thriving orchard, nurture livestock, or simply bask in the beauty of the Texas countryside. Good fertile soil & all-weather road with utilities available make a great Texas land investment! Dotted with mesquite trees, the property exudes rustic charm while offering abundant wildlife sightings, beautiful sunsets & promising a harmonious coexistence with nature. More acreage available.



**\$85,000
per tract**

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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.

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- County – Shackelford
- Schools – Clyde I.S.D.
- Surface Water – N/A
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam & Rocky
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, & Dove
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – TBD
- Price Per Acre – \$8,095
- Price – \$85,000 per tract
- MLS – 20550606; 20550613



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