

# 152+/- Ac Coke County

This one-of-a-kind property is a hunter's dream! The breathtaking views of Nipple Peak and the surrounding West Texas mountains will make you feel like you've stepped back in time! There is 1 tank on the property that is known to have bass. There is a windmill water well on the property, condition is unknown. There are 3 small, cultivated fields that was planted in oats every year for the wildlife and cows were run on the property. The fences are in good to fair condition and are cattle worthy. This property is a must see and won't last long!! Call today for your showing!



**\$515,000**

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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 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 – Coke
- Schools – Bronte I.S.D.
- Outbuildings – 0
- Tanks – 1
- Water Wells – 1
- Soil Type – Sandy Loam
- Terrain – Rolling Hills
- Hunting – Whitetail Deer, Hogs, Dove, Quails, Turkey, & Duck
- Ag Exempt – Yes
- Taxes – \$195
- Price Per Acre – \$3,388
- Price – \$515,000
- MLS – 20459651



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