

165+/- Acres Comanche County

Picture yourself surrounded by rolling terrain & breathtaking views of the Texas countryside! Perfect for a weekend escape, with an RV electric hookup & avail water. Even the perfect spot with panoramic views to build your dream home! Property has 5 tanks, 3 that are never dry, as well as a seasonal creek, providing water for livestock & wildlife. There are 3 water wells located near the N end of the property & 1 water well in the SE pasture. Pasture has a good coastal base for grazing & is cross fenced for rotation purposes. There are working pens avail for livestock management. Property is conveniently accessible, as the Comanche Co Elec line runs across it. Whether you're interested in livestock, hunting, or building, this property offers versatility. There is a small cabin that does not hold much value right now, but with some repairs, it can. It has its own septic system & power connection. A well on the property runs to a water tank near the cabin, ready to be connected.



\$947,822

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225 SW 5th Street
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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 – Comanche
- Schools – Gorman I.S.D.
- Surface Water – 5 Tanks/Ponds
- Well – 4
- Outbuildings – Cabin (Needs TLC)
- Soil Type – Sandy Loam & Rocky Gravel
- Terrain – Flat & Few Hills
- Hunting – Whitetail, Dove, Hogs, & Turkey
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$5,744
- Price – \$947,822
- MLS – 20414897



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