

4.6+/-Acres Eastland County

Looking for that small acreage to get out and enjoy nature or to build your new home on? Check out this 4.6+/-Acres to be surveyed out of a larger tract. Heavily wooded on West Side, along road and about halfway back. A cross fence for running livestock on the East half if desired. Tree cover includes Mesquite, Pecan, El and shinnery. Neighbors all have water wells, so the probability of buyer obtaining a water well is good. Water well with pump & pressure tank will cost around \$5,000 in this area.

Electricity runs along county road on opposite side and is provided and maintained by Comanche County Electric. Good sandy-loam soil for planting along with good native grasses. A North fence would need to be installed and an entrance off of the county road once surveyed and closed.



\$41,395

Karen Lenz, Broker
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Buyer to verify all utilities & Taxes

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 –Eastland
- Schools – Rising Star I.S.D.
- Minerals – Unknown
- Ag Exempt –No
- Taxes - \$1,170
- Price Per Acre – \$8,998.91
- Price - \$41,395
- MLS-20055155



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