

# 10.11 Acres & DW Coleman County

Very Nice 1997 DW Mobile Home with a metal roof on 10+or- Acres. The DW is 3 bedrooms 2 baths, the master bath has a good size walk in shower with double vanity & good size walk-in closet. Lots of built- ins in the Living room, large kitchen with plenty of cabinets, new refrigerator which conveys. The other two bedrooms are good size as well. A wood burning stove in the dining room for those cold Texas nights. There is a nice screened-in back porch that you can access from the Master Bedroom or the utility room perfect for enjoying your tea, coffee, or nightly cold drink. All furnishings will convey. The land has large Live Oak & Post oak trees, with numerous areas for park like settings for those hot Texas days. There is a tank that the seller states is approx. 15'-20' deep. Property is completely fenced. There is also a two-car carport & a storage shed for your tools. If you are looking for a place in the country but still want to be close to town, come look at this property.



## \$215,000

Mike Gray, Realtor

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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 –Coleman
- Schools – Cross Plains I.S.D.
- Surface Water – 1 Tank/Pond
- Water Well – N/A
- Soil Type – Sandy Loam
- Terrain – Rolling
- Outbuildings – 3BR/2B Double Wide & Storage Shed
- Hunting –Whitetail Deer & Dove
- Minerals to Convey – Yes
- Ag Exempt – No
- Taxes - \$978
- Price – \$215,000
- MLS# – 20229450



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