

# 44+/-Acres Comanche County

Looking for a great little hunting or recreational place to get away from the city? This may be just the little slice of peaceful paradise you are looking for! Rolling hill country terrain, with Live Oak Trees, Mesquite, Post Oaks and Pecan Trees. South Leon River Runs through the North end of the property and offers fishing in the watering holes. Beautiful canopy trees cover around river where rubs can be found on several trees. More acreage available as this is being surveyed out of a larger tract.

Buyer will need to drill a water well for water and electricity is on neighboring properties.

Buyer will verify utilities



## \$286,000

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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 – Comanche
- Schools –Comanche I.S.D.
- Pasture – 44 Acres
- Cultivated – None
- Surface Water – None
- Water – None
- Soil Type –Sandy Loam/Rock /Shale
- Terrain – Rolling
- Hunting – Deer, Turkey, Dove, some Quail
- Outbuildings – None
- Minerals owned – All
- Minerals to Convey-None
- Ag Exempt – Yes
- Taxes - \$ 90.90
- Price Per Acre - \$6,500
- Price - \$286,000
- MLS - 14647313



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