

100+/-Acres Comanche County

Here is a beautiful blank slate of 100+/- acres to make whatever your heart desires. Rolling hill country covered in Live Oaks, Mesquite, Juniper, Hackberry and huge 100+ year old Pecan trees. A large pond in a valley provides ample water for wildlife and livestock. On the North end of the property, the South Leon River meanders through the property with a towering tree canopy that is so peaceful and beautiful. This tract will be surveyed out of a larger tract of land, so additional acreage is available if desired. Views for miles, provide gorgeous building sites throughout the property. Plenty of deer, turkey, quail and dove as well as seasonal duck hunting. Don't miss the opportunity to see this amazing place!

Electricity is available nearby – neighboring properties all have electricity. Buyer would need to drill a water well for potable water. Buyer will verify all utilities



\$650,000

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225 SW 5th Street
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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 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 –Comanche I.S.D.
- Pasture –100 Acres
- Cultivated – None
- Surface Water – 1 Tank
- 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 - \$ 177
- Price Per Acre - \$6,500
- Price - \$650,000
- MLS - 14647282



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