

# 114+/-Ac Haskell County

Get your own piece of rural Texas before it disappears! This property features great sandy loam-clay soil, that is perfect for growing crops or a garden. It has 3 very good wells (450+- gpm, per the seller) that fed a 7-tower pivot until it eventually rusted out, but can irrigate 80+- acres if one is installed. A dry tank is in the southeast corner that is plumbed to 1 of the wells. Great dove, hog, and coyote hunting, along with goose, duck, and sandhill crane in the wintertime! Per the seller, claims 100% of the minerals and are all negotiable and at one time, had an oil well producing 50+- bbl of oil. Treated water line runs long the county road, to the north. Electricity at the wells, and electric lines on the south, west, and east boundaries. Good investment property, don't let it slip away!!



## \$400,000

Joshua Smith, Realtor  
210-709-5678  
[joshua@trinityranchland.com](mailto:joshua@trinityranchland.com)  
[www.trinityranchland.com](http://www.trinityranchland.com)

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 – Haskell**
- **Schools – Rule I.S.D.**
- **Water – 3 Well/1 Tank (dry)**
- **Soil Type – Clay & Sandy Loam**
- **Terrain – Slightly Rolling**
- **Hunting – White Tail, Dove, Quail, Hogs, Turkey**
- **Minerals to Convey – Yes**
- **Ag Exempt – Yes**
- **Taxes – \$576**
- **Price – \$400,000**
- **MLS – 20189161**



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