

26+/-Acres Comanche County

Located just over a mile from Proctor Lake, this 26+ acre piece of Comanche County property has it all. Large stock tank to provide water for wildlife and cattle, abundance of large oak trees along with a good mixture of Coastal and native grass make this property ideal for a Home place or weekend getaway. Most of the land is thick brush to provide ample cover for wildlife while a good stretch through the middle of the property has been cultivated at one time and remains open with good forage. This property has Road access on two sides including access to Hwy 16. Electricity and water well are already on the property along with old pole barn structure. Fences are cattle worthy. Very neat property, feels larger than 26 acres.



\$138,652

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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 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 –De Leon I.S.D.
- Pasture –12 acres
- Cultivated – None
- Surface Water – 1 Pond
- Water – Well
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting – Whitetail Deer, Dove, Turkey & Hogs
- Outbuildings –None
- Minerals Convey – None to Convey
- Ag Exempt – Yes
- Taxes - \$ 82
- Price Per Acre - \$ 5250
- Price - \$138,652
- MLS - 14354940



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