

42.69 Acres Coleman County

Discover a rare opportunity to own 42 acres just minutes outside of Cross Plains, Texas—an expansive canvas for your agricultural, recreational, or homesteading aspirations. Whether you're seeking a hunting retreat, grazing land, or a tranquil homestead with breathtaking sunsets, this property offers it all. Key Features:

- **Rich Vegetation:** Covered with native grasses and scattered mesquite and oak trees, the property offers natural beauty and habitat for wildlife.
- **Wildlife Haven:** Ideal for hunting enthusiasts, the area supports populations of whitetail deer, dove, quail, and turkey.
- **Agricultural Potential:** The property is suited for cattle grazing or other agricultural endeavors.
- **Water Access:** A well-maintained stock tank provides a reliable water source for livestock and wildlife.
- **Utilities:** Electricity is available from the north or the south neighbors, and CCW meter on property, facilitating development for a future home.



\$247,602

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601 I-20 Frontage
Cisco, Texas
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- County – Coleman
- Schools –Cross Plains I.S.D.
- Surface Water – 1Tank/Pond
- Well – N/A
- Outbuildings – N/A
- Soil Type –Sandy Loam
- Terrain –Flat
- Hunting – Whitetail, Dove, Quail, Hogs, Turkey and Duck
- Taxes – TBD
- Price Per Acre –\$5,800
- Price – \$247,602
- MLS- 2095236



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