

157+/- Acres Stephens County

You will not want to miss the 157-acre gem in Stephens County. The property has 360 views from the hilltop that is covered in mostly Oaks with some Cedar & Mesquite mixed in. Beautiful rock outcroppings on the hill with 2 sandy loam fields for food plots on the bottom flat land. New fencing on 3 sides with good fencing along the highway. There are 3 tanks that are all holding water well providing great sources for wildlife and livestock. Great trails traverse through the property for ease of use. Huge, old Live Oak trees surround an old farmhouse with a little work could be a great little cabin. Wildlife on the property consists of whitetail, turkey, dove, quail, hogs, and varmints. A bobcat was seen when viewing the property!

Just 15 minutes from Possum Kingdom State Park where boat and jet ski rentals are available for a fun day at the lake. Just 10 minutes to Breckenridge, 50 minutes to Weatherford and 75 minutes to Ft. Worth. Grab your favorite evening beverage, take a seat on one of the huge rocks on top of the hill and watch the sun set!



\$849,000

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225 SW 5th Street
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SELLING TEXAS RANCHES AND HOMES

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 – Stephens
- Schools – Breckenridge I.S.D.
- Surface Water – 3 Tanks
- Soil Type – Clay & Sandy Loam
- Terrain – Elevation increases from North to South w/ Hilltop on South end.
- Hunting – Whitetail, Turkey, Dove, Quail, Hogs, & Varmints
- Outbuildings – 3 Barns & Hunters Cabin
- Minerals Owned – Unknown
- Ag Exempt – No
- Taxes – \$1,029
- Price Per Acre – \$5,407
- Price – \$849,000
- MLS – 20392545



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