

# 154+/-Acres Comanche County

The 4 Winds Ranch is a beautiful 150 +/- acre Texas hill country hunting paradise. Live Oak creek is a seasonal creek running through the ranch from North to South with pools of water for wildlife. You can find turkey roosting in the large trees over the creek. Good elevation changes, rock bluffs, large Oak, Pecan, Elm, Juniper and Mesquite trees provide cover for deer, turkey, dove, quail and hogs. Good to fair exterior fences. Electricity runs across the property providing ease of choosing a place to build a new home. Good underground water in the area and neighbors have good water wells, so the probability is high of getting a good water well. There is a surface tank on the East side that also provides water for wildlife or livestock. An old barn on the place that could be used for storage with a little TLC. Places like this don't come along often! Can be divided into two 75 +/- acre tracts, call for additional details.



## \$615,230

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225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

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- County –Comanche
- Schools –Gustine I.S.D.
- Pasture – 154 Ac
- Cultivated –None
- Surface Water –1 Tank
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting –Whitetail Deer, Turkey, Dove, Quail & Hogs
- Outbuildings-Old Barn
- Minerals Convey – None Convey
- Ag Exempt – Yes
- Taxes -\$449
- Price Per Acre - \$3,995
- Price - \$615,230
- MLS#-14555451



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