

# 157.5+/- Acres Comanche County

This ranch offers endless possibilities, a combination property for hunting, ranching, farming, and or your custom build! The 157.5+- acres of fertile sandy loam has a wet-weather creek running through it. It has a good mixture of sparse to thick tree cover, mostly mesquite and mature live oak and post oak. There is great ground water all over the area as is evidenced by the 60ft well that produces 50+ gal min. While the 4 stock tanks and slough have gone dry recently due to current drought conditions that have not been seen since 2011, the tanks were holding water more than a week after some rain came through the area. There is oil production on the property. Seller is willing to convey 25% of mineral rights and one sixth of the royalties he is currently receiving. Good soil, native grasses and decent cover give this property so many possibilities along with instant income! Additional 67 acres available to the East. See MLS #20143293 for entire 225 acres.



## \$850,500

Karen Lenz, Broker  
325-668-3604  
[karen@trinityranchland.com](mailto:karen@trinityranchland.com)

Joshua Smith, Realtor  
325-200-9361  
[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 – Comanche
- Schools – May I.S.D.
- Surface Water – 4 Tanks/Ponds
- Well – 1
- Soil Type – Sandy Loam
- Terrain – Flat to Rolling
- Hunting – Whitetail, Dove, Quail, Hogs, Turkey, & Duck
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$5,400
- Price – \$850,500
- MLS – 20957654



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