

# ***10+/- Acres, Stephens County***

Land is rolling terrain, covered by large oak and mesquite. Property settles down some 30 feet in elevation to a beautiful site for construction. Two ponds on property help extenuate the country way of life. Lake Daniels Ranches are located around the property on 2 sides, and Gilbert Creek is just a rocks throw down the County Road.



## **\$65,000**

**Jim Baker, Realtor**

**254-433-0502**

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[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 – Stephens**
- **Schools – Breckenridge ISD**
- **Surface Water– 2 Tanks/Ponds  
& 1 Creek**
- **Soil Type – Rock & Sandy Loam**
- **Terrain – Rolling**
- **Hunting –Yes**
- **Minerals – None to Convey**
- **Ag Exempt – No**
- **Taxes - \$1,073**
- **Price Per Acre - \$6,500**
- **Price - \$ 65,000**
- **MLS- 14653690**



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