

# 89+/- Acres & Cabin, Eastland County

## Hunter's Dream!!

**89+/- Acres with fully furnished Cabin. Cabin has electric but no septic tank and gets water from the tank with catch system that supplies cabin via pump. There is a self-contained toilet that is a composting toilet. This cabin will sleep 4 in beds and 1 on futon, with much more room for cots or on the floor. Heat is supplied by a wood burning stove and space heaters. Cabin has one window AC unit for those warmer days. The land consists of hills and valleys with a large pond that had catfish as of Feb. 2023. The property boasts many trees, Oak, Post Oak, Mesquite, and Cedar. As well as open grassy areas for maybe a plot. A full porch across the front of cabin has a view that just screams have a seat and cup of coffee. Don't let it slip by hunters!! Call now and come look before you are the one sitting at home.**



## \$488,610

Stephen Reid, Realtor

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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

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 – Eastland
- Schools – Eastland ISD
- Outbuildings – Cabin
- Surface Water – 1 Tanks/Pond & Wet Weather Creek
- Soil Type – Rocky & Sandy Loam
- Terrain – Sloping & Hilly
- Hunting – Whitetail, Turkey, Dove, Quail, & Hogs
- Ag Exempt – Yes
- Price Per Acre – \$5,490
- Price – \$488,610
- MLS – 20435494



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