

# **600+/-Acres Eastland County**

**Very nice 600 +/- Acre property located in Eastland County between Cross Plain and Rising Star on a paved road. The property has numerous tanks located on it plus a 9+/- Acre Lake when full. There is a seasonal creek on the property that feeds the tanks as well as the lake. The perimeter and cross fences are in very good shape with some of them being new. The x-fences and gates are laid out in such a way as to be able to rotate livestock easily if that is what you desire to do. There are three fields planted in Tifton that could be used for hay fields, the other pastures are a combination of Tifton and native pasture. There is plenty of heavy cover as well for setting up and using as a hunting property as well as running livestock. This property would also be a good property for investors or developers. Buyer would need to drill a water well No Minerals Convey as the Seller does not own any.**



## **\$2,250,000**

**Mike Gray, 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 – Cross Plains I.S.D.**
- **Surface Water – 9 Acre Lake, 5 Tanks/Ponds, & Seasonal Creek**
- **Soil Type – Sandy Loam**
- **Hunting –Whitetail Deer, Hogs, Turkey & Dove**
- **Ag Exempt – Yes**
- **Taxes - \$ 204**
- **Price Per Acre - \$ 3,750**
- **Price - \$ 2,250,000**
- **MLS# 20285370**



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