

315+/- Acres Navarro County

If you are searching for a property that has it all, this is it. This truly one of a kind property sits on the banks of the Trinity River with just under 2000 ft of river frontage. This property is meticulously broken up to maximize usage. The total acreage is 315+- acres with 90 acres situated on the river that is all free-range low fence with Deer, Hogs, ducks, squirrel, and Turkey with a large variety of trees including large oaks and pecan trees. Approx. 200 acres of this ranch is high fenced complete with a duck hunting marsh, food plots and trails throughout the property for easy access. This portion is also covered with large trees including oaks, pecans, and many other native trees. The animals were recently sold off the property, but this gives you the option to build the breeding program as you would like, or the seller could restock the property if negotiated. There is a state-of-the-art breeding facility complete with blackout rooms, holding pens, chutes, and bunkhouse/office. This property is a must see and is set up from day one to start your breeding program. Call today for your showing.



\$1,500,000

Matthew Stovall, Realtor

432-638-5716

matthew@trinityranchland.com

www.trinityranchland.com

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



SELLING TEXAS RANCHES AND HOMES

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 or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

315+/- Acres Navarro County

- County – Navarro
- Schools – Kerens I.S.D.
- Pasture –270 Acres
- Surface Water – 3 Ponds/Tanks & River Frontage
- Water – Co-op
- Soil Type – Sandy Loam
- Terrain – Rolling Hills
- Hunting – Whitetail, Hogs, Turkey, & Duck
- Outbuildings –Barn & Lodge
- Minerals to Convey – No
- Ag Exempt – No
- Taxes - \$15,334
- Price Per Acre - \$4,752
- Price - \$1,500,000
- MLS - 14661008



225 SW 5th 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 or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.