

# 320+/- Acres Knox County

Looking for a slice of Texas frontier with modern conveniences? Look no further! This +/- 320 acre place has access to treated city water and electricity with entry from a paved road, while offering a magnificent view, hunting, ranching and farming. A natural pasture and wheat grace this former homestead which hosted deer and hog hunting for years. Currently leased for cattle grazing, the property includes two in-ground stock tanks. Property is located 8 miles west of Knox City TX and is one mile north of the Brazos River. Driving Distances: 3 hrs - Fort Worth, 2 hrs - Lubbock, 1.5 hrs - Wichita Falls, 1.5hrs - Abilene



## \$1,264,000

Joshua Smith, Realtor  
325-200-9361

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[www.trinityranchland.com](http://www.trinityranchland.com)

**\*\*Buyer's Agent to verify  
Utilities & Schools\*\***

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

# 320+/- Acres Knox County

- County – Knox
- Schools – Knox City O'Brien I.S.D.
- Pasture – Cultivated & Pasture
- Cultivated – 196+/- Acres
- Surface Water – 2 Ponds
- Water – City Water
- Soil Type – Clay, Rocky/Shale, Sandy Loam
- Terrain – Flat w/Steep Drop towards Backside
- Hunting – Whitetail Deer, Turkey, Dove, & Ducks
- Outbuildings – None
- Minerals Owned – Yes
- Minerals Convey – 50% of Wind Rights
- Ag Exempt – Yes
- Taxes - \$749
- Price Per Acre - \$3,950
- Price - \$1,264,000
- MLS - 20886800



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