

77+/- Acres Comanche County

Small tracts with this much versatility located conveniently on a paved FM road don't come along often! Located only 2 hours from Austin & Ft. Worth, this property provides excellent hunting and recreational for the weekend enthusiast or beautiful elevated views for your future country home. This property has been owned by the same ranching family since the late 1800's. The property boasts mature live oak tickets, approx. 10 acres of fields that would be perfect for food plots and has a large tank that has been previously stocked with channel cat. Acreage has good fencing on 3 sides and is also cross fenced. Wildlife is abundant in the area and consists of whitetail deer, turkey, dove, and hogs. Comanche Co. Electric is available on the property. It is also noted that this area is known to have good groundwater. This property is perfect for a weekend getaway, hunting, building a new home, or for running some livestock. Come take a look!



\$885,000

Jason Pettit, Realtor

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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 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 – Comanche
- Schools – Gustine I.S.D.
- Surface Water – 1 Tank
- Water – None
- Soil Type – Sandy Loam
- Terrain – Slightly Rolling
- Hunting – Whitetail, Dove, Turkey, Hogs
- Minerals to Convey – Seller will convey 50%
- Ag Exempt – No
- Taxes – \$3,017
- Price – \$885,000
- Price Per Acre – \$11,494
- MLS – 20451514



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