

22+/-Acres Eastland County

22+/- Acres located between Cisco & Cross Plains, Texas in Eastland County on Hwy 206 & Hwy 569. This small acreage tract has no restrictions with good native grasses and Mesquite trees. There are 4 old irrigation wells located on the property and neighbors have water wells on their properties. There is also Westbound water running along Hwy 206. Enjoy the country life and watch the beautiful West Texas sunsets. There are fences on the North, East and South sides. Completely fenced with good to fair fences. Additional acreage available to the North.



\$118,800

**Karen Lenz, Broker
325-668-3604**

karen@trinityranchland.com

www.trinityranchland.com

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 – Eastland
- Schools – Cross Plains I.S.D.
- Pasture – 22+/- Acres
- Surface Water – N/A
- Wells – 4
- Soil Type – Sandy Loam
- Terrain – Flat to Sloped
- Hunting – Whitetail Deer, Turkey, Dove, Quail, & Hogs
- Minerals Owned/Convey – Any Owned will Convey
- Ag Exempt – Yes
- Taxes - \$ 66
- Price Per Acre - \$ 5,400
- Price - \$118,800
- MLS - 20309677



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