

201.60 Acres & Home Eastland County

A rare opportunity to purchase 201+/- acres in Eastland County as beautiful as this place! Conveniently located between Eastland & Cisco, just 2.5 miles South of I-20 in the rolling terrain with views for miles. This 2,566 sq. ft home has 3 bedrooms, 3.5 baths, each bedroom has its own bathroom! Two living rooms with a dividing wall that opens for entertaining many guests. Large back porch looks out over the hillside where you can enjoy the sunsets or morning coffee watching wildlife. A 30X50 shop sits next to the house with a 20X50 extension for equipment or RV parking. 3 tanks on the place with one being stocked with bass & perch. 2 draws on the property provide seasonal water and a place for turkeys to roost. Wildlife is bountiful with whitetail, hogs, waterfowl, and varmints. Tree cover is thick with Post Oaks, Live Oaks, Red Oaks, Mesquite, and a few Pines in the front yard. House is supplied with West Bound Water, there is an old well on the place, but the owner has not used it in years. The property also has a second home site with electrical, water and septic system. Possible opportunity for investors with county roads on 2 sides.



\$1,375,000

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225 SW 5th Street
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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 – Eastland I.S.D.
- 3 Bedrooms, 3 ½ Bath, 2 Living Areas
- Sq Ft- 2,566
- Year Built- 2001
- Pasture – 201.60 Acres
- Surface Water – 3 Tanks/Ponds
- Well – 1
- Soil Type – Sandy Loam
- Terrain – Hilly to Gently Sloping
- Hunting – Whitetail, Hogs, Turkey, and Duck
- Outbuildings – Shop w/ Electric
- Ag Exempt – Yes
- Taxes - \$ 3,815
- Price - \$1,375,000
- MLS - 20118435



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