

# **302.98 Acres Eastland County**

**302.98 Acres in Eastland County, TX. Secluded acreage with a little of everything and easy access from Hwy 183 down a dead-end County Road. Excellent cattle property with stock tanks, water well, cattle working pens and cross fencing. 75 acres of cultivation with partial heavy woods and pastureland for grazing and for hunting. Several good locations for building sites. Old Pecan orchard is a peaceful and beautiful building site location. Good soil for crops and grasses. Current land lease for cattle and cotton crops could continue if buyer would like to purchase the acreage as an investment. Current lease ends Jan 1, 2024. On top of being a wonderful farming and ranching property, hunting opportunities for deer, hog, dove, turkey, and other varmints are plentiful with significant tree cover for all the wildlife to hide and live and be hunted! Acreage is getting smaller and smaller every day. Make this one your own. Farm it, hunt it or just enjoy it while there's still 300 acres to buy!**



## **\$1,666,390**

**Inga Brennan, Realtor**

**325-642-1878**

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

225 SW 5<sup>th</sup> 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.

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- County – Eastland
- Schools – Rising Star I.S.D.
- Surface Water – 4 Tanks/Ponds
- Water Well – 1
- Soil Type – Sandy Loam
- Terrain – Slight Roll & Level
- Outbuildings – N/A
- Hunting – Whitetail, Hogs, Turkey, Quail, & Dove
- Ag Exempt – Yes
- Taxes – \$248
- Price Per Acre – \$5,500
- Price – \$1,666,390
- MLS# – 20454459



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