

# ***10+/- Ac & Hm Eastland County***

This fully renovated 3 bed, 2 bath farm house, originally built in 1937, offers a charming blend of rustic appeal and modern upgrades. The interior features a cozy wood-burning fireplace, fresh paint, new windows, and flooring, as well as a new AC unit for added comfort. Situated on a spacious 10-acre lot, the property boasts two water wells and is adorned with majestic oak trees throughout. Additionally, a brand new 6-strand barbed wire fence ensures security and privacy. For equestrian enthusiasts, there is a 4-stall horse barn with a tack room, two tanks, and a 40x50 shop. The possibility of including an arena can be discussed, and more acreage is also available for those seeking additional space.



## **\$365,000**

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225 SW 5<sup>th</sup> Street  
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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 – Eastland ISD
- Soil Type – Sandy Loam
- Terrain – Rolling
- Tanks - 2
- Water Wells - 2
- Minerals Convey – None
- Ag Exempt – Yes
- Taxes – \$1,691
- Price – \$365,000
- MLS – 20538063



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