

21 Acres (Tract 18) Shackelford County

A mere 20-min drive from vibrant hub of Abilene, this 21-ac parcel of land offers a serene retreat amidst nature's bounty. Nestled within a tapestry of mesquite trees, this property exudes the rustic charm of West Texas's wild landscapes. A good-sized pond enhances the scenic beauty & adds immeasurable value to the land. Water & electric are readily available at road, ensuring ease of access for building. Enthusiastic hunters will be at home amidst the abundance of wildlife that thrives within this mesquite-covered terrain. Deer roams freely, while turkey, dove, & ducks add to the rich tapestry. With its natural charm, abundant wildlife, & proximity to essential amenities, this 21-ac parcel of land presents an exceptional opportunity for those seeking a slice of Texan paradise. Whether as a recreational retreat, a hunting haven, or the site for a dream home, this property promises endless possibilities. Come take a look & make an investment for your future. Additional land available.



\$173,250

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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 – Shackelford
- Schools – Clyde I.S.D.
- Surface Water – 1 Tank/Pond & Seasonal Creek
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam & Rocky
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, Duck, & Dove
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – TBD
- Price Per Acre – \$8,250
- Price – \$173,250
- MLS – 20548262



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