

6.5 Acres Eastland County

Beautiful waterfront, wooded acreage on Lake Leon! Location, location, location! This 6.5 +/- acres to be surveyed out of a larger tract, is located conveniently on a paved FM road, providing easy access to Eastland & I-20, which is only 5 miles, yet when you're on the property it feels completely secluded & private! Fisherman's dream! Fish the canal that opens into Lake Leon! Strong elevation changes. Land is flat along the road & slopes down to the water. Beautiful views of the water through the trees! Abundance of wildlife including whitetail deer, turkey, dove, hogs, fox, coyotes, and bobcats. Seller says he has occasionally seen axis deer! Owner just had a water well drilled. Staff water meter has been installed. Lots of mature trees! Tons of privacy! Build your new dream home! Great development opportunity! The possibilities are endless! More land available!



\$287,500

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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 – Eastland I.S.D.
- Surface Water –Waterfront on Lake Leon
- Water – Rural Water Meter
- Electric Available On-Site
- Soil Type – Sandy Loam
- Terrain –Varied, Sloping
- Minerals Owned –Unknown
- Minerals Convey – No
- Ag Exempt –No
- Taxes - TBD
- Price Per Acre – \$44,230
- Price - \$287,500
- MLS-20088290



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