

20.68 Acres Eastland County

Beautiful waterfront, wooded acreage on Lake Leon! Location, location, location! This 20.68 acres 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 up into Lake Leon! Lots of neat rock outcroppings on this property! Strong elevation changes. Land is flat along the road & slopes down to the water. Magnificent views! Abundance of wildlife including whitetail deer, turkey, dove, hogs, fox, coyotes, bobcats, & occasionally axis deer! Electric onsite. Owner currently having a water well drilled to be completed by May 22nd. Staff water meter has been installed. Aerobic septic system. South side property line fence done in 2021 is 4-inch x 4-inch goat wire. Tons of privacy! Great potential for an RV park! Build your new dream home! Great development opportunity! The possibilities are endless!



\$795,000

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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 –Yes
- Taxes - \$37
- Price Per Acre – \$38,442
- Price - \$795,000
- MLS-20039021



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