

# **48.87+/- Acres, Eastland County**

**Great recreational property for the avid outdoor enthusiast. 48.87+/- acres in Eastland County located on CR 455, and only a few miles from Ranger. This property has an abundance of live oak, cedar, wild plum, and mesquite trees along with native grasses which provide ample grazing for cattle and cover for wildlife. Wildlife on the property include whitetail deer, hogs, dove and turkey. This property has had very little hunting pressure and no livestock on it in recent years. The property has three tanks, a 30' X 30 covered pavilion with a rain collection system and a hunter's camp with electricity.**



**\$366,525**

**Jerry Conring, Realtor**

**254-488-2497**

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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 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 – Ranger ISD
- Outbuildings – 3
- Surface Water – 3 Tanks/Pond
- Soil Type – Sandy Clay Loam
- Terrain – Gently Sloping
- Hunting –Whitetail, Turkey, Dove, Quail, & Hogs
- Minerals Convey – N/A
- Ag Exempt – Yes
- Taxes – \$ 466
- Price Per Acre – \$ 7,500
- Price - \$ 366,525
- MLS- 20211812



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