

8.7 Acres Eastland County

Beautiful, wooded acreage with fantastic views of Lake Leon! Location, location, location! This 8.7 +/- 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! Lots of neat rock outcroppings on this property! Strong elevation changes. Land is flat along the road & slopes down to the water. Magnificent views! With a little strategic clearing you could see more of the lake! Abundance of wildlife including whitetail deer, turkey, dove, hogs, fox, coyotes, and bobcats. Seller says he has occasionally seen axis deer! Lots of mature trees. Electric onsite. Owner is having a water well drilled. Aerobic septic system. Tons of privacy! Build your new dream home! Great development opportunity! The possibilities are endless! To be surveyed out of a larger tract. More land available!!!



\$299,950

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225 SW 5th Street
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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.
- 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 – \$34,477
- Price - \$299,950
- MLS-20088092



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