

**97.72ac Texas Retreat**  
TBD CR 253  
Comanche, TX 76442

**\$655,000**  
97.720± Acres  
Comanche County



**97.72ac Texas Retreat**  
**Comanche, TX / Comanche County**

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**SUMMARY**

**Address**

TBD CR 253

**City, State Zip**

Comanche, TX 76442

**County**

Comanche County

**Type**

Ranches, Hunting Land, Recreational Land

**Latitude / Longitude**

31.773484 / -98.600107

**Acreage**

97.720

**Price**

\$655,000

**Property Website**

<https://www.mockranches.com/property/97-72ac-texas-retreat-comanche-texas/101960/>



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**PROPERTY DESCRIPTION**

Discover the perfect canvas for your dream ranch or recreational getaway, located just 9 miles south of Comanche. This sprawling 97.72-acre property offers a perfect blend of natural beauty, seclusion, and endless possibilities.

The land features a stunning rolling topography, creating multiple potential homesites that boast breathtaking panoramic views of the surrounding countryside. A rich mix of mature hardwoods and mesquite cover provides an ideal habitat for wildlife, making it a premier destination for hunting and outdoor recreation.

A charming small pond on the property adds to the serene landscape, and contributes to wildlife habitat needs. Whether you're an avid hunter, looking to build a custom home with a view, or simply seeking a private escape from the city, this magnificent property has it all.

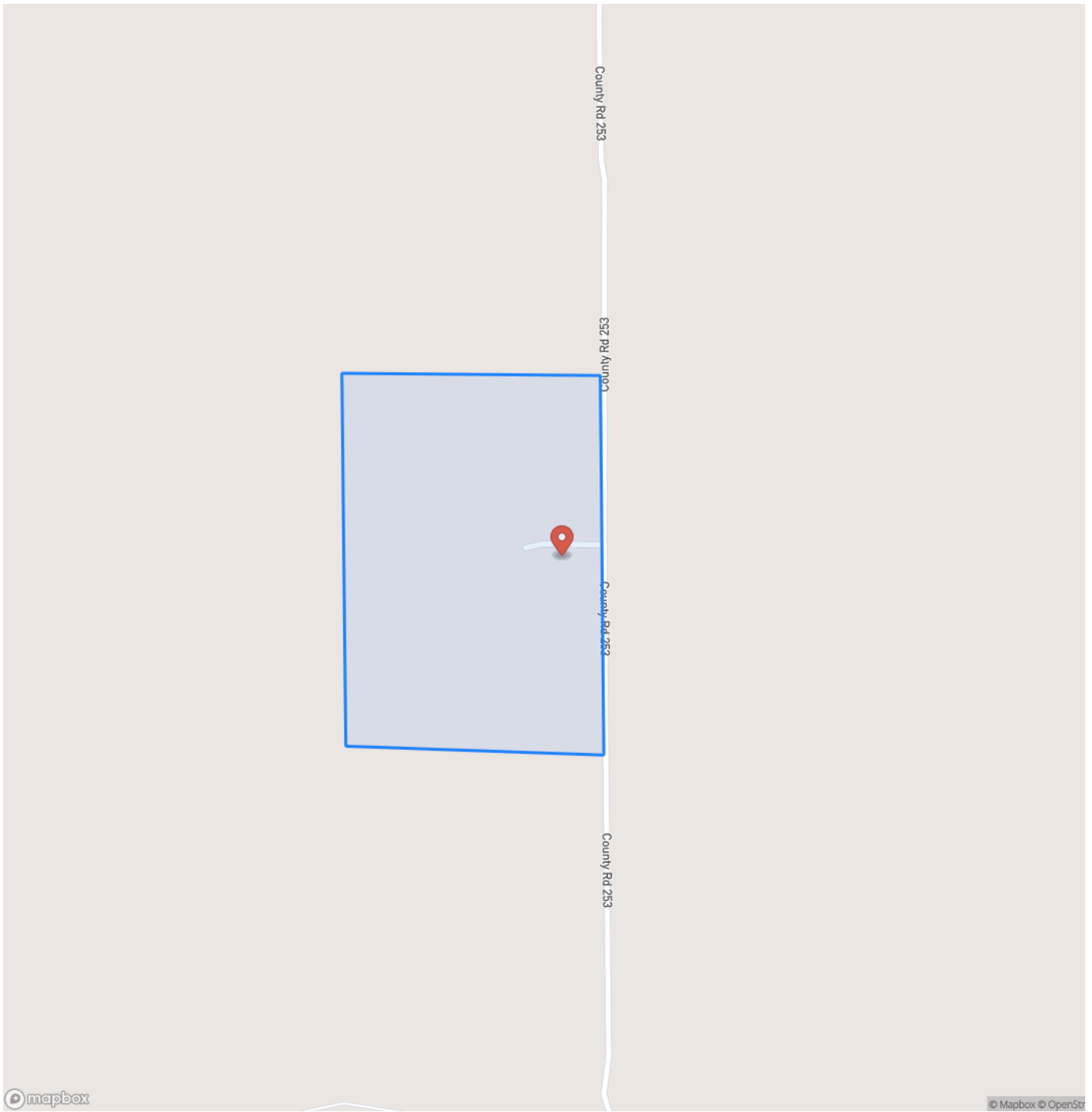
Don't miss this rare opportunity to own a piece of prime Texas land with exceptional character and potential. Your private hunting and recreation paradise awaits.

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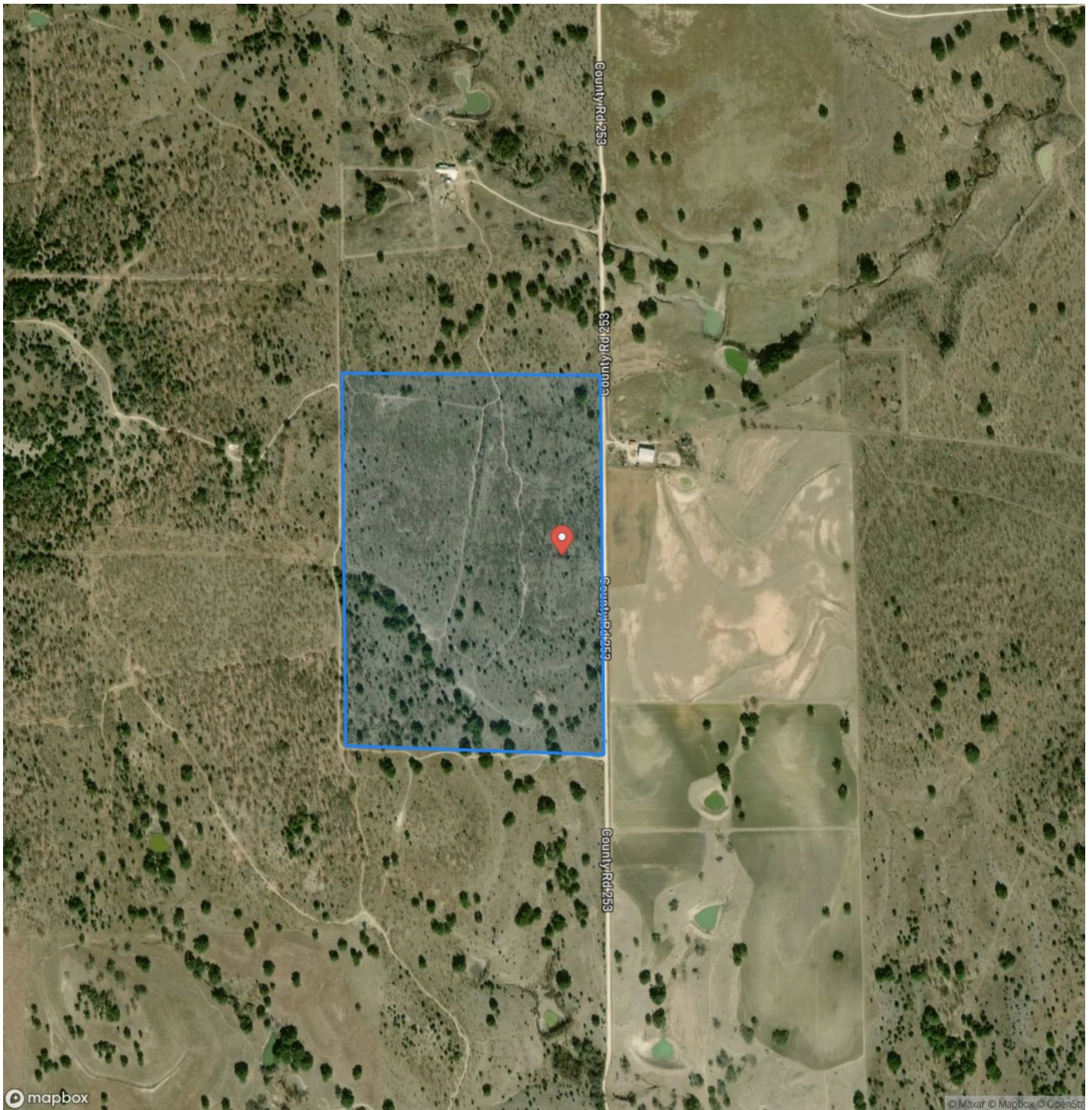


## Locator Map





## Satellite Map







## **DISCLAIMERS**

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

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