

**Green Acres**  
**Service RD I-20/N Side**  
**Ranger, TX 76470**

**\$950,000**  
**40.690± Acres**  
**Eastland County**



**Green Acres**  
**Ranger, TX / Eastland County**

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**SUMMARY**

**Address**

Service RD I-20/N Side

**City, State Zip**

Ranger, TX 76470

**County**

Eastland County

**Type**

Farms, Recreational Land, Undeveloped Land,  
Commercial, Business Opportunity

**Latitude / Longitude**

32.45331761131355 / -98.66554187574974

**Taxes (Annually)**

130

**Acreage**

40.690

**Price**

\$950,000

**Property Website**

<https://cfreland.com/detail/green-acres-eastland-texas/28429/>





## **PROPERTY DESCRIPTION**

Located between Abilene and Fort Worth is 40 acres with convenient access off I-20. This property has a great deal of road frontage, offering the perfect opportunity for investors and developers. I-20 Service Road and Blundell Street create easy access with ideal visibility from Interstate 20. One pond makes up the surface water. A barn with cattle pens and old farm equipment rests on the north end of the property. Currently, the owner is running cattle on the abundant amount of Coastal Bermuda grass growing here.

### **-- WATER & TERRAIN --**

- - 30 ft of elevation
- - One pond, roughly .25 of an acre
- - Building sites for multiple structures
- - City of Ranger Water Line along Blundell Street
- - Water well, currently not being used

### **-- COVER --**

- - Native Grasses--Coastal grass, ag exempt, not leased for grazing
- - Cultivation & Soils--20 acres of Hassee Soil, 11 acres of Chaney Loamy Sand Soil, 4 acres of Owens Clay Soil, 3 acres of Chaney Stony Loamy Sand Soil

### **-- IMPROVEMENTS --**

- - Gate on Blundell St
- - Gate on I-20 Service Rd.
- - Electricity on Blundell St
- - One water well, condition unknown.
- - Buyer or Buyers Agent will verify all utilities

### **-- MINERALS & WIND --**

- - No active production; Surface estate only
- - No wind turbines insight; No transmission lines or substations nearby
- - No known wind lease in the immediate area; All owned wind rights convey

### **-- ACCESS & DISTANCES --**

- - 1,650 feet of I-20 Service Road frontage

- - 1,172 feet of Blundell Street frontage
- - Off I-20, 1 mile southeast of Ranger
- - 65 miles east of Abilene
- - 80 miles west of Fort Worth

Listing Agent--Travis Patterson [\(254\)-246-5266](tel:(254)246-5266)

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Additional Notices & Disclaimers:

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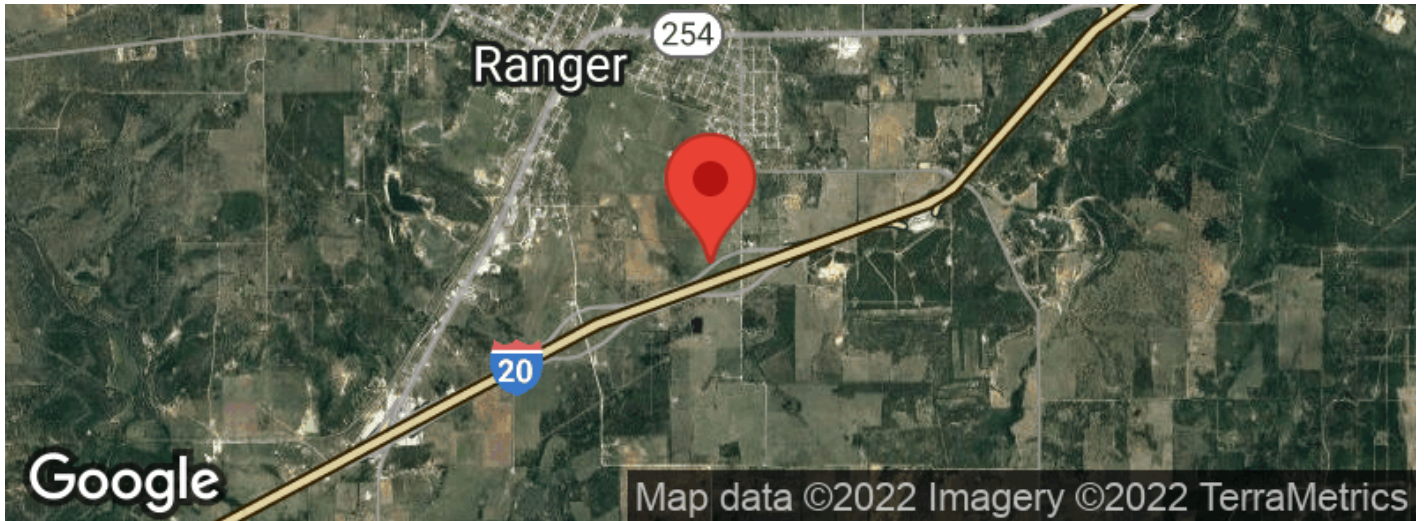


## Locator Maps





## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Travis Patterson

### Mobile

(254) 246-5266

### Email

Travis@cfreland.com

### Address

801 Elm Street

### City / State / Zip

Graham, TX 76450

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## NOTES

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## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

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**Campbell Farm & Ranch**  
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Graham, TX 76450  
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