



For Sale on Market

**\$265,000**

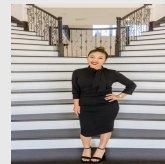
Call 7138840322 Today!

## 21 AC ERWIN, PERRIN, TX 78486

Hey hunter, here is that perfect tract of land for your own hunting place. This property has it all! Rock outcropping, creek, thick area of oak trees, elevation changes, open pasture with mature oak trees so come out and take a look at what you can make of this fantastic piece of property. In an area of large ranches so plenty of wildlife and peace and quiet. Minimal restrictions and property under ag but changing to wildlife exemption so low taxes. Electricity is on the property. Good fences on three sides of the property with gate entrance on county-maintained road. Just off the highway for easy access back to the metro area. What a great opportunity for you to own a Texas recreational ranch!

### GENERAL DESCRIPTION

**Subdivision:** none  
**Property Type:** Land / Unimproved Land  
**Lotsize:** 914,760  
**MLS# / Area:** NTREIS-21216986



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

**Listing Broker**  
Parker Properties Real Estate

21 AC Erwin, Perrin, TX 78486

Visit <https://www.har.com/NTREIS-21216986> for more information