

**Falls County Ranch
East of Marlin**



175 Acres,+/-, Fenced and X-fenced, improved pastures, appx. 50 acres in Oats, 3 ponds, CR frontage, water meter in place, working pens and more.



Great ag use property. Just minutes East of Marlin, North of Hwy 7.
Call for appointment!



Available at \$1,895/ acre

– some minerals negotiable



Cunningham Real Estate

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