

398.32 Ac Hwy 92, Rotan, Texas 79520

MLS#: 20963907 **N Active**
Property Type: Land

398.32 Ac Hwy 92 Rotan, TX 79520
SubType: Ranch

LP: \$1,299,000
OLP: \$1,299,000

Recent: **06/09/2025 : NEW**



Lst \$/Acre: \$3,261.20
Subdivision: None
County: Fisher
Country: United States
Parcel ID: [0001663](#)
Parcel ID 2: 3458
Lot: **Block:** 1
Legal: W/2 SEC 87 1 H&TC 319.50 AC NORTHEAST
Unexempt Tx: \$260
Spcl Tax Auth: **PID:**No
MultiPrcl: Yes **MUD Dst:** No
Land SqFt: 17,350,819 **Acres:** 398.320 **\$/Lot SqFt:** \$0.07
Lot Dimen: **Will Subdv:** No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Crop Retire Prog: **# Lakes:** **Pasture Acres:** 398.32
Land Leased: **# Tanks/Ponds:** 3 **Cultivated Acres:**
AG Exemption: Yes **# Wells:** **Bottom Land Ac:**

School Information

School Dist: Rotan ISD
Elementary: Rotan
Primary:
Middle:
Jr High: Rotan
High: Rotan
Sr High:

Features

Lot Description: Acreage
Lot Size/Acres: Over 100 Acres
Present Use: Agricultural, Cattle, Hunting/Fishing
Proposed Use: Agricultural, Barndominium, Cattle, Grazing, Hunting/Fishing
Zoning Info: N/A
Development: Unzoned
Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Electricity Available
Road Front Desc: Highway
Road Surface: Asphalt
Soil:
Surface Rights:
Waterfront:
Restrictions: No Known Restriction(s)
Easements: Electric, Pipeline, Utilities
Documents:
Type of Fence:
Exterior Bldgs:
Miscellaneous:
Road Frontage:
Prop Finance: 1031 Exchange, Cash, Conventional
Possession: Closing/Funding
Showing: Appointment Only

Remarks

Property Description: Discover the perfect blend of natural beauty and functionality with this expansive 398.32-acre property, featuring three well-maintained tanks and a complete set of cattle pens. The diverse terrain offers rolling hills and ample opportunities for wildlife enthusiasts, with abundant deer, turkey, hogs, quail, and dove. With county water available nearby (a feasibility study has not been done) and the potential for additional tanks due to significant runoff, this land is primed for a hunter's paradise. Fenced on three sides and nice set of cattle pens makes this property ideal for livestock and outdoor activities as well as an ideal investment for ranchers and nature lovers alike. **Buyers & Buyer's Representative to Verify Utilities, Measurements, Schools, Taxes, & All Other Information**

Public Driving Directions: From the intersection of Hwy 83 and Hwy 92 in Hamlin, head West on Hwy 92 approx. 10.5 miles to property on the left.

Seller Concessions YN:

Agent/Office Information

CDOM: 1 **DOM:** 1 **LD:** 06/09/2025 **XD:**
List Type: Exclusive Right To Sell
List Off: [Trinity Ranch Land Abilene \(TRLAB\) 325-261-0319](#) **LO Fax:** 254-725-4184 **Brk Lic:** 0432195
LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562 **LO Email:** karen@trinityranchland.com
List Agt: [Matthew Stovall \(0737174\) 432-638-5716](#) **LA Cell:** 432-638-5716 **LA Fax:**
LA Email: Matthew@trinityranchland.com **LA Othr:** **LA/LA2 Texting:** Yes/
LA Website: **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent
Keybox #: 0000
Show Instr:
Show Srvc: None
Showing: Appointment Only

Appt: 432-638-5716
Keybox Type: Combo

Owner Name: Shay Franks
Seller Type: Standard/Individual

Prepared By: Kaedy Stovall Trinity Ranch Land Cisco on 06/10/2025 14:19

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