

110+/-Acres & Home Stephens County

Luxury country living at its finest offering 110 acres in Stephens County, SE of Breckenridge & NW of Ranger.

Outdoorsman dream with approximately 49 acres in front coastal field with remainder of land predominately Oaks. 1 acre pond when full supplies water for wildlife & fishing. 3 water wells on the property, 1 supplying water to home, 1 supplying water to sw, & one near pond that is drilled & cased but could supply additional water to pond. Extraordinary custom built 4BR, 5 bath, 2 living areas, an office, 3 car garages with 10' doors. Improved pastures with enough hardwoods to create a haven for wildlife. Creek/draw runs through property and feeds pond. Shop provides space for tractor, equipment, or toy storage.

Master retreat offers rock fireplace, large closets, walk in shower, double vanity, and 2-person soaking tub. Livingroom highlights floor-to-ceiling stone fireplace, decorative wood beams. Gourmet kitchen, picture windows, porches, custom wood accents, spray-foam insulation, finished out interior you would expect in a custom home.

Upstairs offers a guest suite with full size bed, bathroom, and a living room with coffee & wine bar. Huge walk-in oversized attic for extra storage or could be finished out for additional living space.



\$1,295,000

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601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Stephens
- Schools – Breckenridge I.S.D.
- Pasture-61 Acres
- Cultivation- 49 Acres
- Surface Water – 1 Pond
- Water –3 Water Wells
- Soil Type – Sandy Loam
- Terrain –Flat
- Hunting –Whitetail Deer, Turkey, Quail, Dove & Hog
- Outbuildings - Shop
- Minerals- None to Convey
- Ag Exempt – No
- Taxes -\$5,579
- Price - \$1,295,000
- MLS-14541332



This place is private, end of road
sactuary, yet only 20 minutes to
Breckenridge, 15 minutes to
Eastland and 1.45 to Ft. Worth.

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