

115+/-Acres & Home Callahan County

Welcome to Rado Ranch, 115 acres of low fence combination property in beautiful Eastland County. A perfect outdoor getaway with endless opportunities! This property encompasses grazing fields. Whether you're looking for an excellent hunting/recreational tract, a place for your horses or to run a few head of livestock, you will want to see this place. From the moment you enter the front gate, you feel right at home with a Pecan orchard lining the East side of the drive before arriving at the beautifully remodeled farmhouse. Two water wells provide adequate water for the orchard, equine and homestead. Featuring a 2,100 sq ft ranch style home with granite countertops, vinyl hardwood floors, rustic wood beams and spacious rooms. The open kitchen has plenty of county space with an oversized island great for entertaining & prep space. A farm sink with a scenic view makes doing the dishes enjoyable! Insert wood burning fireplace in the living room warms the entire house and is perfectly cozy for those cold winter nights. Walk out to the enclosed patio and enjoy the country views and a relaxing space. The master bedroom is private with the dream ensuite bath including a deep soaking tub, double vanity and multi spray option walk in shower. From new appliances, fixtures and complete bathroom remodels makes this home ready for you to move in and start enjoying that country living you dream of. Not far from the house is a 2,000 sq .ft. shop/barn with electric, and storage space. Recently added is a 30' X 50' barn with 4 horse stalls and a 140' X 200' arena for equine lovers. Near the pecan orchard are 3 RV hookups, 2 with full hookups including 30/50-amp service, water and sewer, 1 with water and electric. These could provide some additional income if desired. There is one pond on the property that is fed by a seasonal draw. Approximately 35+- acres on the NW side of the ranch is covered in Oaks and provide an excellent wildlife habitat and is home to numerous species including whitetail deer, feral hogs, dove and quail. There are plenty of signs & evidence of game trails and game-tracks throughout the ranch

Just 1.5 hours to Ft Worth, 45 minutes to Abilene, 10 minutes to Cisco & I-20, make this a very convenient location



\$1,875,000

Mike Gray, Realtor
325-386-7403

mikegtrinityranchland.com

Karen Lenz, Broker
325-668-3604

karen@trinityranchland.com
www.trinityranchland.com

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



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.

115+/-Acres & Home Callahan County

- County –Eastland
- Schools – Cisco I.S.D.
- Surface Water –1 Tank
- Water – 2 Water Wells
- Hunting –Whitetail Deer, feral Hogs, Dove, Quail
- Out Buildings-1 Barn/Shop, 140'X200' arena
- Ag Exempt –Yes
- Taxes - \$2,728
- Price - \$1,875,000
- MLS-20058834



225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



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.