

## TBD County Road 280, Rising Star, Texas 76471

**MLS#:** 20902112 \$ **Active**  
**Property Type:** Land

**TBD County Road 280 Rising Star, TX 76471-3002**  
**SubType:** Improved Land

**LP:** \$500,000  
**OLP:** \$550,000

**Recent:** 07/20/2025 : **DOWN** : \$545,000->\$500,000



**Subdivision:** H&Tc Rr Co 243  
**County:** Eastland  
**Country:** United States  
**Parcel ID:** [0002607](#)  
**Lot:** **Block:** 3  
**Legal:** TR 13-14 53 BLK 3 H&TC RR CO ABST 243  
**Spcl Tax Auth:**

**Lst \$/Acre:** \$6,578.95

**Lake Name:**

**Plan Dvlpm:**

**MultiPrcl:** No **MUD Dst:** No

**PID:**No

**Land SqFt:** 3,310,560 **Acres:** 76.000 **\$/Lot SqFt:** \$0.15  
**Appraisr:** **Subdivided:** Yes  
**Lot Dimen:** **Will Subdv:** No

**HOA:** None

**HOA Co:**

**HOA Website:**

**HOA Management Email:**

#### General Information

**Crop Retire Prog:** **# Lakes:** **Pasture Acres:** 26.00  
**Land Leased:** **# Tanks/Ponds:** 1 **Cultivated Acres:** 50.00  
**AG Exemption:** Yes **# Wells:** **Bottom Land Ac:**

#### School Information

**School Dist:** Cisco ISD  
**Elementary:** Cisco **Middle:**  
**Primary:** **Jr High:** Cisco **High:** Cisco  
**Sr High:**

#### Features

**Lot Description:** Acreage, Many Trees, Native - Oak, Native - Shinnery, Pasture, Tank/ Pond  
**Lot Size/Acres:** 50 to =< 100 Acres **Restrictions:** No Known Restriction(s)  
**Present Use:** Agricultural, Crops, Hunting/Fishing, Pasture, **Easements:** Utilities  
**Proposed Use:** Agricultural, Grazing, Hunting/Fishing, **Documents:** Aerial Photo  
 Livestock, Recreational  
**Zoning Info:** Unzoned **Type of Fence:** Barbed Wire  
**Development:** Unzoned **Exterior Bldgs:**  
**Street/Utilities:** Co-op Electric, Co-op Water, Electricity Available  
**Road Front Desc:** County Road **Miscellaneous:**  
**Road Surface:** Dirt, Gravel **Road Frontage:**  
**Crops/Grasses:** Coastal Bermuda **Special Notes:** Aerial Photo  
**Soil:** Sandy Loam **Prop Finance:** Cash, Conventional, Texas Vet  
**Surface Rights:** **Possession:** Closing/Funding  
**Waterfront:** **Showing:** Appointment Only  
**Vegetation:** Brush, Cleared, Crop(s), Partially Wooded **Plat Wtrfn Bnd:**  
**Horses:** Yes **Dock Permitted:** **Lake Pump:**

#### Remarks

**Property Description:** Discover your slice of Texas paradise with this 76+- acre tract to be surveyed out of a larger parcel, located just 10.5 miles south of Cisco. This ag exempt property offers a perfect blend of open farmland, wooded areas, and recreational appeal. Approximately 50+- acres of quality farmland are currently under a crop lease, giving the new owner the option to continue or terminate the arrangement. For nature lovers and hunters, 15+- acres of mature woods provide excellent cover for wildlife, and the property is home to abundant deer and other game. Deer blinds will convey with the sale. An additional 4+- acres of coastal add to the property's versatility, whether for grazing or hay production. Utilities are readily available, with electricity and water at the road, and wells common throughout the area if you're considering going that route. Whether you're looking to farm, hunt, build, or just escape the city, this land offers it all—peace, productivity, and potential.

**Public Driving Directions:** From Cisco, take Hwy 183 S, go 10.5 MI. Turn left onto CR 280 & go 1 MI. Property is on left, Look for TRL Sign & Banner. \*\*Buyer to Verify all Schools & Utilities\*\*

**Seller Concessions YN:**

#### Agent/Office Information

**CDOM:** 101**DOM:** 101**LD:** 04/10/2025 **XD:** 10/08/2025**List Type:** Exclusive Right To Sell**List Off:** [Trinity Ranch Land Cisco](#) (TRLCIS1) 254-442-4181**LO Fax:** 855-398-4520**Brk Lic:** 0432195**LO Addr:** 601 E I20 ACCESS RD CISCO, Texas 76437**LO Email:****List Agt:** [Gayelena Renner](#) (0826008) 325-260-5250**LA Cell:** 325-260-5250**LA Fax:****LA Email:** [gayelena@trinityranchland.com](mailto:gayelena@trinityranchland.com)**LA Othr:****LA/LA2 Texting:** Yes/**LA Website:****LO Sprvs:** Karen Lenz (0432195) 254-725-4181

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**Showing Information**

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**Call:** Agent**Appt:** 325-260-5250**Owner Name:** Damon**Keybox #:** 0000**Keybox Type:** None**Seller Type:** Standard/Individual**Show Instr:** Call or Txt Listing Agent for Appt, ATV or 4 Wheel Drive will be needed to show unless you walk it.**Showing:** Appointment Only

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Prepared By: Gayelena Renner Trinity Ranch Land Cisco on 07/20/2025 15:12

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