

TBD CR 131, Rising Star, Texas 76857

MLS#: 20957654 Active
Property Type: Land

TBD CR 131 Rising Star, TX 76857
SubType: Ranch

LP: \$850,500
OLP: \$850,500



Subdivision: None
County: Comanche
Country: United States
Parcel ID: [000000005156](#)
Lot: **Block:**
Legal: A00608 LAMPASAS CO. SCH. LAND, ACRES 264.0, (
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$5,400.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 6,860,700 **Acres:** 157.500 **\$/Lot SqFt:** \$0.12
Appraisr: **Subdivided:** Yes
Lot Dimen: **Will Subdv:** No
Land Leased: No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Land Leased: No
AG Exemption: Yes

Tanks/Ponds: 4
Wells: 1

Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: May ISD
Elementary: May

Middle: May

High: May

Features

Lot Description: Acreage, Agricultural, Gullies, Leasehold, Many Trees, Native - Mesquite, Native - Oak, Native - Shinnery, Pasture, Tank/ Pond
Lot Size/Acres: Over 100 Acres
Present Use: Agricultural, Grazing, Hunting/Fishing, Livestock, Pasture
Proposed Use: Agricultural, Cattle, Equine, Grazing, Hunting/Fishing, Livestock, Orchards/Vineyards, Pasture, Ranch, Sheep/Goats, See Remarks
Zoning Info: n/a
Development: Unzoned
Street/Utilities: All Weather Road, Co-op Electric, Electricity
Road Front Desc: County Road
Road Surface: Dirt, Gravel
Crops/Grasses: Native, Other
Soil: Sandy Loam
Surface Rights: Mineral Easement
Waterfront: Creek
Horses: Yes **Dock Permitted:**

Restrictions: No Known Restriction(s), None
Easements: None
Documents: Aerial Photo
Type of Fence: Barbed Wire, Cross Fenced, Electric, Fenced, Gate, Perimeter
Exterior Bldgs: Connected, Gravel/Rock, Outside City Limits, Well
Miscellaneous:
Road Frontage:
Special Notes: Aerial Photo
Prop Finance: Cash, Conventional, Federal Land Bank
Possession: Closing/Funding
Showing:
Lake Pump:

Remarks

Property Description: Get this place for hunting season!! This ranch offers endless possibilities, a combination property for hunting, ranching, farming, and or your custom build! The 157.5+- acres of fertile sandy loam has a wet-weather creek running through it. It has a good mixture of sparse to thick tree cover, mostly mesquite and mature live oak and post oak. There is great ground water all over the area as is evidenced by the 60ft well that produces 50+ gal min. 4 stock tanks & a slough. There is oil production on the property. Seller is willing to convey 25% of mineral rights and one sixth of the royalties he is currently receiving. Good soil, native grasses and decent cover give this property so many possibilities along with instant income! Great investment property as well!

Excludes: 40 acres around homestead.

Public Driving Directions: From Rising Star center head East on HWY 36 for 4.8 miles turn right on CR 131 and head South for 3.2 miles, property will be on left hand side. Buyer & Buyers agent to verify all information including, taxes, schools & utilities

Private Rmks: Seller is willing to offer first right of refusal to buyer on the retained homestead and 40 acres.

Seller Concessions YN:

Agent/Office Information

CDOM: 725**DOM:** 255**LD:** 06/03/2025 **XD:** 06/30/2026**List Type:** Exclusive Right To Sell**List Off:** [Trinity Ranch Land Cross Plains](#) (TRLCP1) 254-725-4181**LO Fax:** 855-398-4520**Brk Lic:** 0432195**LO Addr:** 225 SW 5th Cross Plains, Texas 76443**LO Email:** karen@trinityranchland.com**List Agt:** [Karen Lenz](#) (0432195) 325-668-3604**LA Cell:** 325-668-3604**LA Fax:** 254-725-4184**LA Email:** karen@trinityranchland.com**LA Othr:****LA/LA2 Texting:** Yes/Yes**LA Website:****LO Sprvs:** Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent**Appt:** 3256683604**Owner Name:** McDaniel**Keybox #:** 0000**Keybox Type:** Call Listing Office**Seller Type:** Standard/Individual**Show Instr:** Call office 254-725-4181 or text or call Josh 325-200-9361 Karen 325-668-3604**Show Allowed:** Yes**Show Srv:** None**Showing:****Consent for Visitors to Record:** Audio, Video

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 02/16/2026 13:10

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