

95 Acres Cisco TX
TBD Highway 206
Cisco, TX 76437

\$475,000
95± Acres
Eastland County



MORE INFO ONLINE:

MoreofTexas.com

95 Acres Cisco TX
Cisco, TX / Eastland County

SUMMARY

Address

TBD Highway 206

City, State Zip

Cisco, TX 76437

County

Eastland County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

32.261488 / -99.022563

Acreage

95

Price

\$475,000

Property Website

<https://www.mossyoakproperties.com/property/95-acres-cisco-tx-eastland-texas/61328/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Keaton Livingston at [469-734-3112](tel:469-734-3112) at the Headquarters office or call [833-466-7389](tel:833-466-7389) and dial 700

Welcome to this 95+/- acre property located between Cisco and Cross Plains, Texas, perfect for both investment and recreation. This property is a haven for deer hunting, as the land features mature oak trees, that create great cover and habitat for wildlife. The terrain is diverse, with 30 feet of elevation changing across the land adding character. Existing roads from previous oil production traverse the property, offering convenient access. Multiple clearings are ideal for creating food plots or setting up your future homesite. With an impressive 3,200 feet of road frontage along Highway 206, the property provides excellent visibility and accessibility. Whether you envision subdividing and developing, seeking a private hunting retreat, or making this property the perfect homesite, this property offers a unique combination of investment potential and recreational opportunity.

LOCATION:

- 10 miles from Cisco TX
- 13 miles from Cross Plains TX
- 51 miles from Abilene TX
- 114 miles from Fort Worth TX

UTILITIES:

- Power along Highway 206

WILDLIFE:

- Whitetail deer
- Hogs
- Dove
- Small Game

MINERALS:

- No minerals convey

VEGETATION:

- Mix of hardwoods



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TERRAIN:

- 30 feet of elevation change

CURRENT USE:

- Recreational property

POTENTIAL USE:

- Recreational property
- Investment property
- Homesite

FENCING:

- Good perimeter fencing

ACCESS:

- Paved access along highway 206

SHOWINGS:

The buyer's agent must be identified on first contact and present at the initial showing of the property listing to the prospective buyer to participate in the real estate commission. If this condition is not met, fee participation will be at the sole discretion of the listing agent.

For more information on the property please contact
Keaton Livingston: [469-734-3112](tel:469-734-3112)

Disclaimer: Buyers are responsible for verifying all information and conducting their due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities, or rights (including without limitation, oil, gas, other minerals, and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial, and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, that is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



MORE INFO ONLINE:

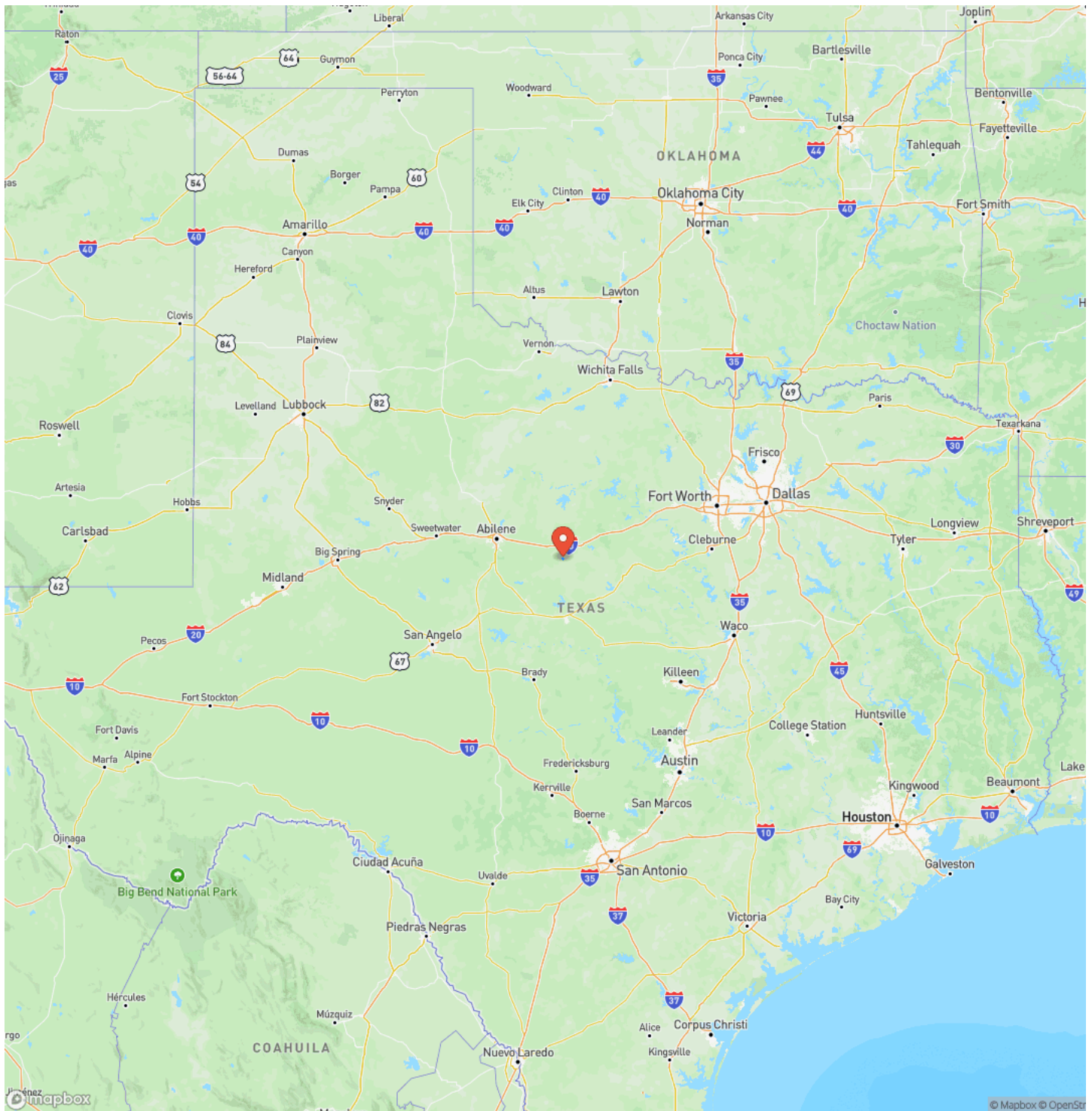
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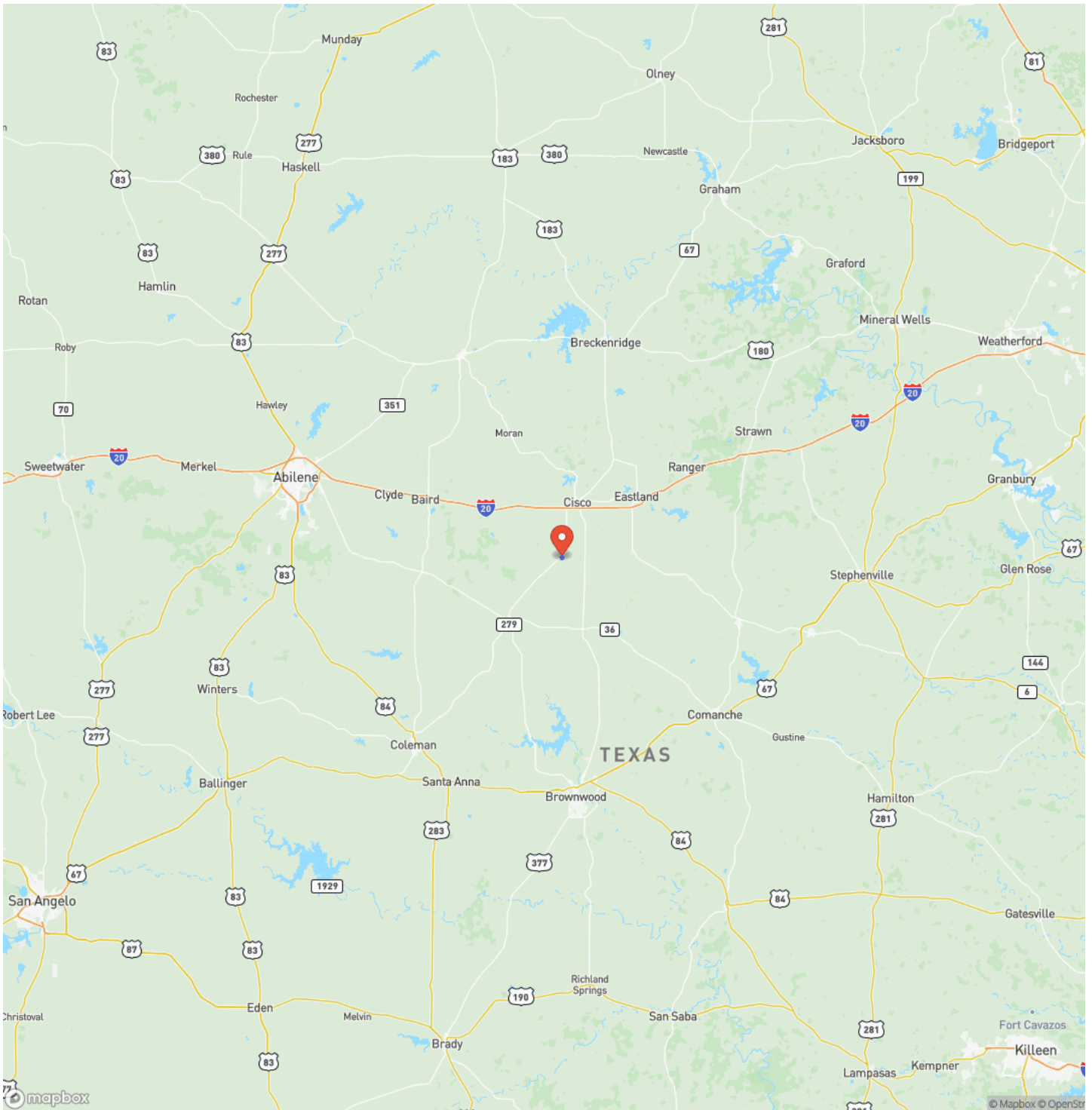
Locator Map



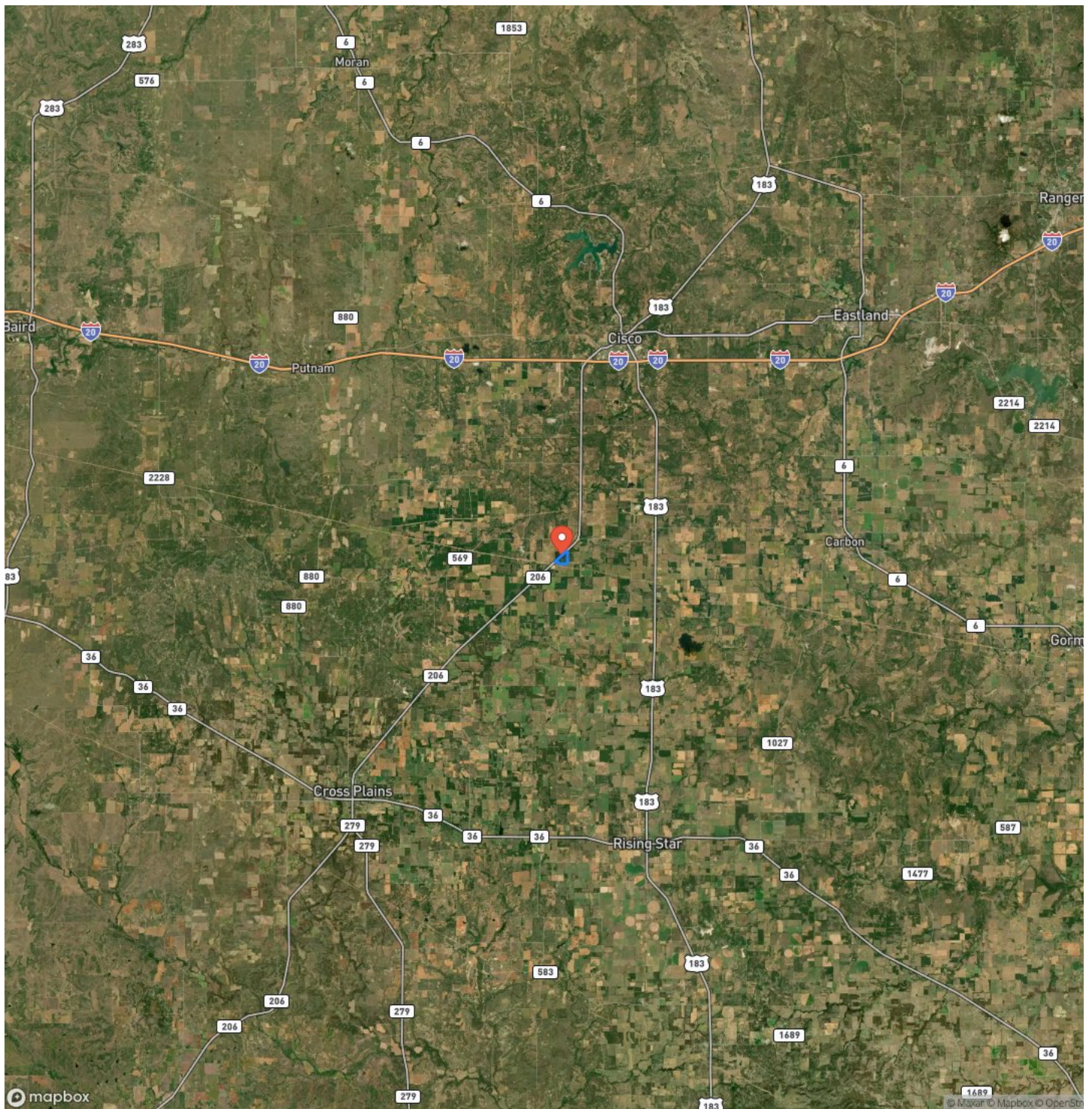
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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

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City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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