

155 Acres Cisco TX  
TBD County Road 297  
Cisco, TX 76437

**\$775,000**  
155± Acres  
Eastland County



**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



**155 Acres Cisco TX**  
**Cisco, TX / Eastland County**

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**SUMMARY**

**Address**

TBD County Road 297

**City, State Zip**

Cisco, TX 76437

**County**

Eastland County

**Type**

Farms, Ranches, Undeveloped Land

**Latitude / Longitude**

32.256796 / -99.026897

**Acreage**

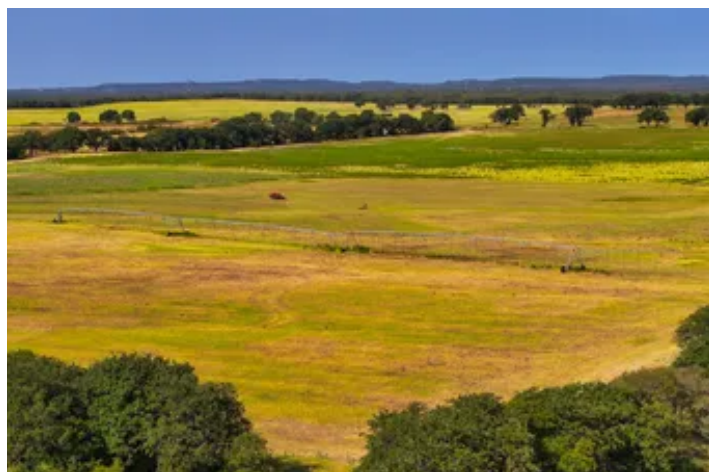
155

**Price**

\$775,000

**Property Website**

<https://www.mossyoakproperties.com/property/155-acres-cisco-tx-eastland-texas/44428/>



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## 155 Acres Cisco TX

### Cisco, TX / Eastland County

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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

155 acres of pristine pastureland in Cisco Texas. Just two hours away from DFW, this expansive property offers an escape from the city while remaining conveniently accessible. This property is great for those looking to raise livestock and the sandy soil would make for an ideal horse ranch. The rich coastal grasses provide a nutritious and abundant food source for your horses and livestock as well. With 155 acres, the potential for designing the ranch of your dreams is unlimited. Whether you're seeking a weekend getaway, a place to establish a ranching legacy, or simply a retreat, this Cisco property offers many different options. Currently the property is being used to cut hay and would be a great addition to any ranching operation. There is good perimeter and cross fencing in place to rotate your livestock. As an addition to the property there is 30 acres under a pivot to ensure water for your hay production. The pivot is in need of repair, but it has the bones to be put back to work. Bring your horses, bring your livestock, and bring your plans to build your custom home on this 155-acres.

#### **LOCATION:**

- 10 miles to Cisco TX
- 52 miles to Abilene
- 137 miles to DFW

#### **WATER:**

- 1 pond
- Water well to pivot

#### **UTILITIES:**

- Electricity onsite

#### **VEGETATION:**

- Coastal Grass

#### **TERRAIN:**

- Gentle sloping

#### **SOILS:**

- Patilo Sand
- 

#### **IMPROVEMENTS:**

- Cross fences
- 30 acre pivot

#### **CURRENT USE:**

- Hay pasture
- Cattle pasture

#### **POTENTIAL USE:**

- Horse property
- Homesite
- Hay pasture
- Cattle pasture

#### **FENCING:**

- Good to fair perimeter and cross fencing

#### **ACCESS:**



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- On paved County Road 297

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#### EASEMENTS:

- Access easement for southern neighbor to get to property

#### SHOWINGS:

Contact Keaton Livingston at [469-734-3112](tel:469-734-3112)

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

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Disclaimer: Buyers are responsible for verifying all information and to conduct their own 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 an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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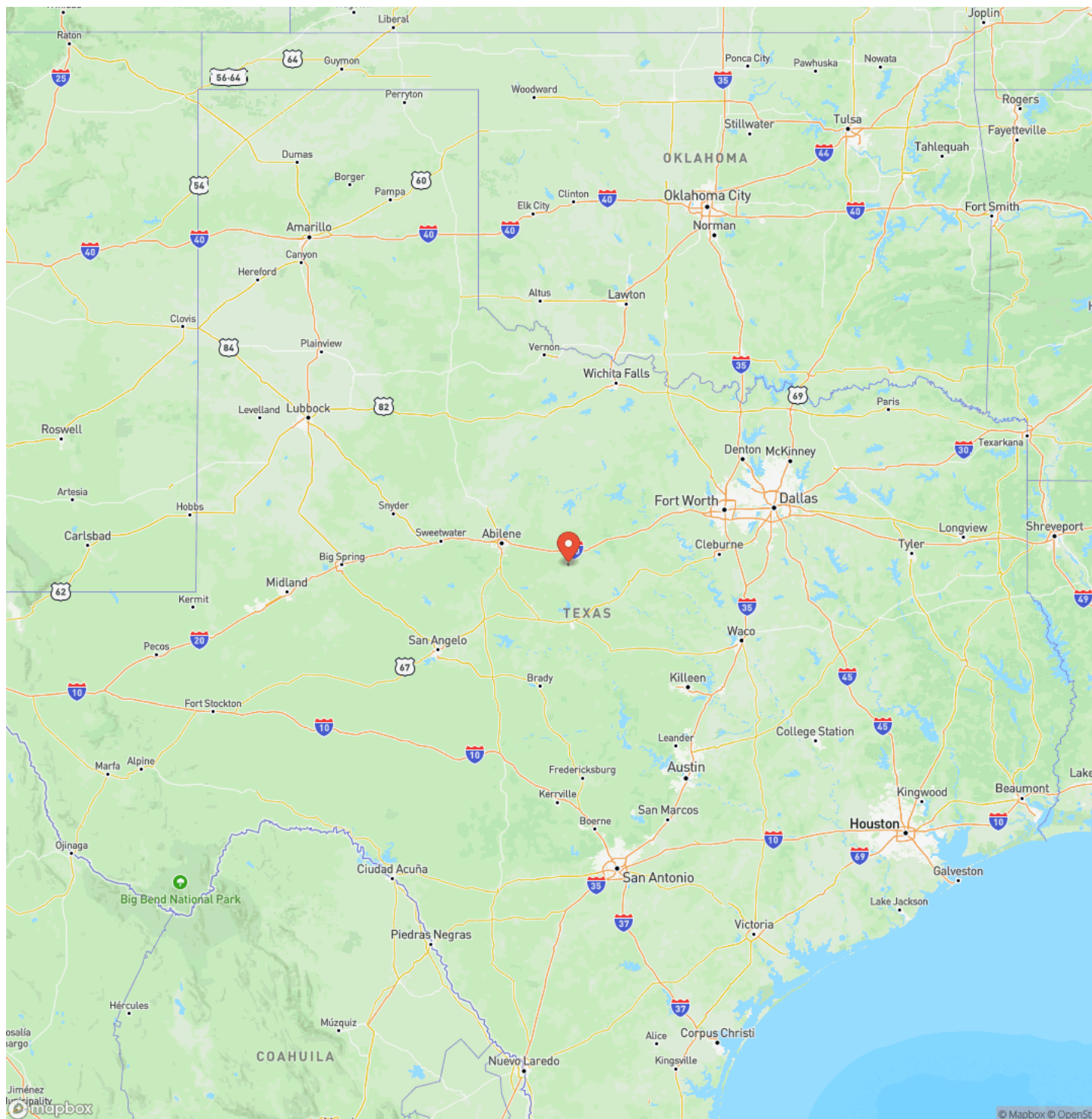


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## Locator Map

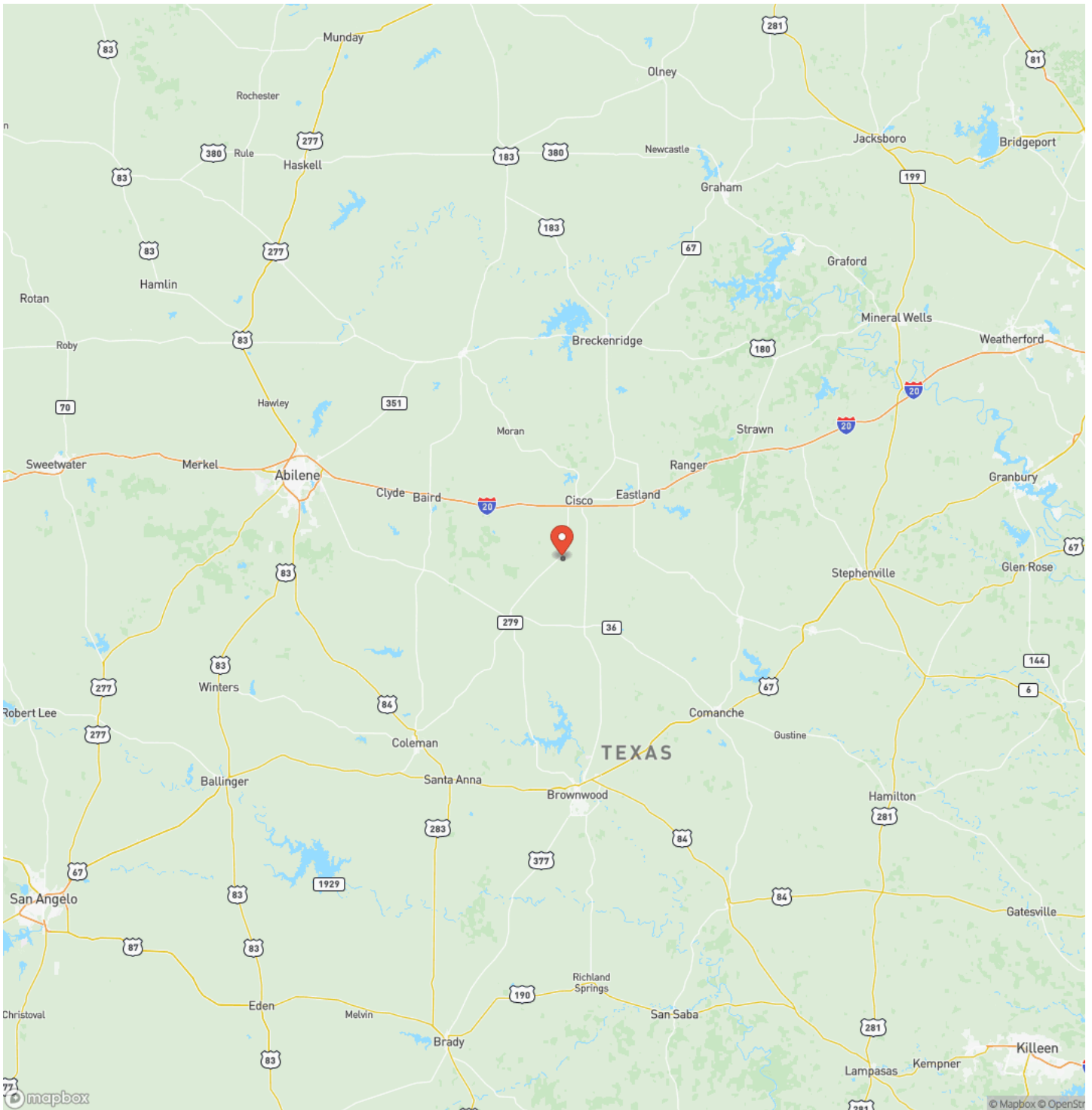


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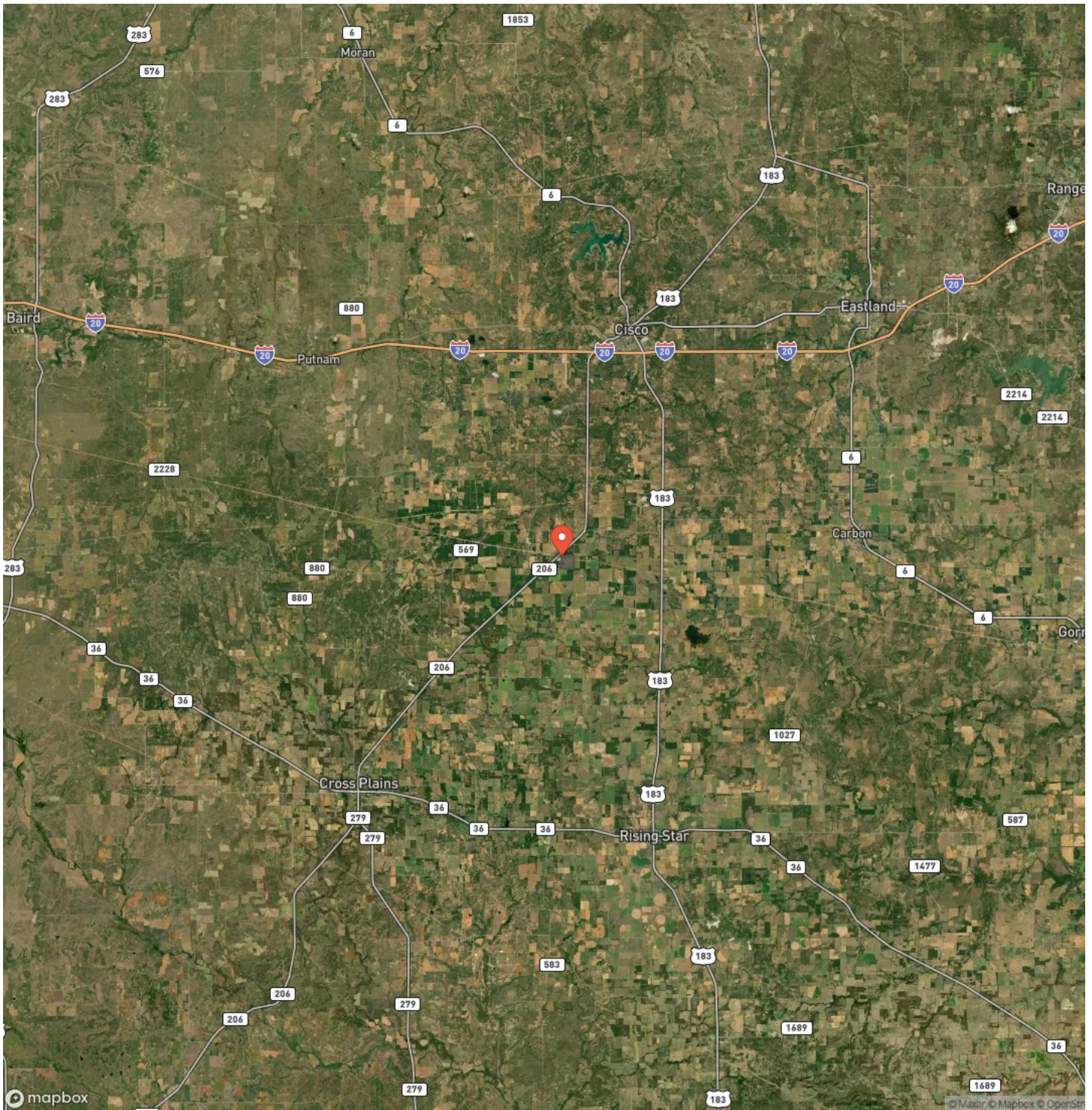


## Locator Map





## Satellite Map





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**Cisco, TX / Eastland County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Keaton Livingston

## Mobile

(469) 734-3112

## Office

(469) 734-3112

## Email

klivingston@mossyoakproperties.com

**Address**

4000 W University Dr

## City / State / Zip

Denton, TX 76207

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





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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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