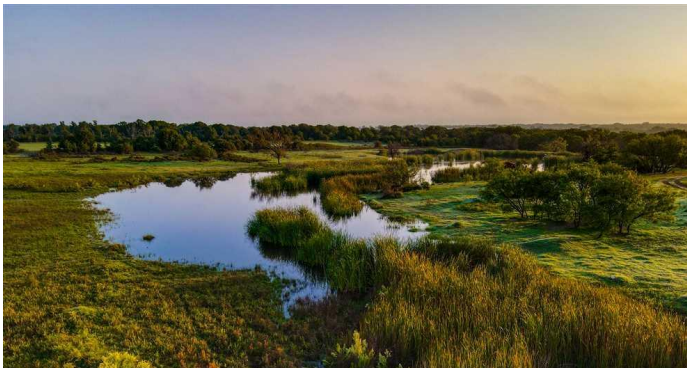


Dead Horse Creek Ranch
318 County Road 172
Cisco, TX 76437

\$640,000
116 +/- acres
Eastland County



Dead Horse Creek Ranch
Cisco, TX / Eastland County

SUMMARY

Address

318 County Road 172

City, State Zip

Cisco, TX 76437

County

Eastland County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

32.2683 / -99.0061

Dwelling Square Feet

2112

Bedrooms / Bathrooms

3 / 2

Acreage

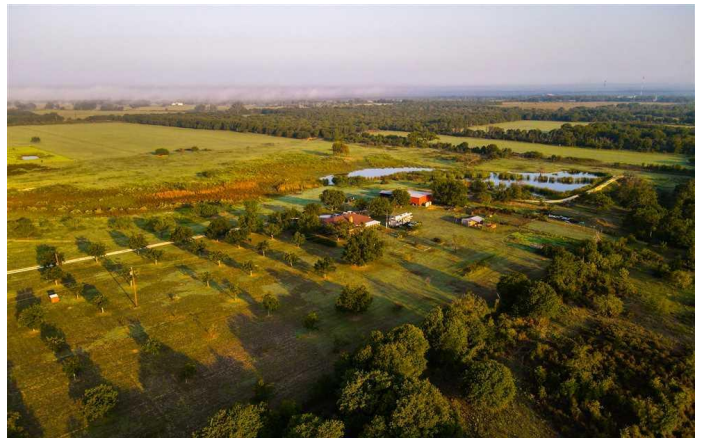
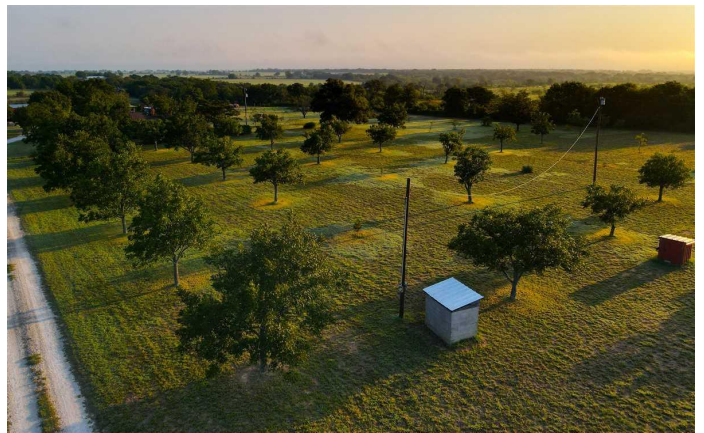
116

Price

\$640,000

Property Website

<https://moreoftexas.com/detail/dead-horse-creek-ranch-eastland-texas/10729/>



MOSSY OAK PROPERTIES
OF TEXAS

PROPERTY DESCRIPTION

Fantastic opportunity to own 116 acre property with an updated house that sits on an outstanding mixed use property. Enjoy your time fishing on the dock and hanging around the 2.5+ acre pond that is fed by Dead Horse Creek, hunting in one of the 5 deer blinds that will remain with the property or bring your own cattle and graze them on the well maintained 45+ acre coastal bermuda field. The 2,112 SF 3 bedrooms, 2 bathrooms home has been recently updated and would make a great place for the family to enjoy the time at the ranch. Spend time gathering the pecans in the 4 acre pecan orchard which is irrigated right outside of the house. This property is under 2 hours from the DFW metroplex and less than an hour from Abilene which makes it a great place to escape to.

LOCATION:

- 51 miles from Abilene
- 145 miles from Dallas
- 114 miles from Fort Worth

WATER:

- 2.5+ acre lake
- Dead Horse Creek

CLIMATE:

- Average 29.2 inches of rain per year
- Average 247 sunny days in Cisco

UTILITIES:

- 2 wells supply the house with water and the pecan orchard
- Septic
- Electricity on site

WILDLIFE:

- Hunting: Whitetail deer, hogs, waterfowl, dove, predators and small game
- Fishing: Bass and catfish

MINERALS:

- No minerals available

VEGETATION:

- 45+ acres of Coastal Bermuda



- 40+ acres of hardwoods including pecan and oak trees
- Irrigated 4 acres pecan orchard with over 50 pecan trees

SOILS:

- Sandy loam soils

TAXES:

- 2019 taxes were \$1790.22

IMPROVEMENTS:

- Updated and clean 3 bedroom 2 bath home and is 2112 SF
- 40x50 ft barn
- 30x20 covered shop
- Working cattle pens
- Pontoon dock on the pond
- 5 deer blinds and 5 feeders remain with the property

CURRENT USE:

- Full time residence
- Cattle operation
- Hunting property

POTENTIAL USE:

- Full time residence
- Cattle operation
- Hunting and fishing property
- Weekend getaway

NEIGHBORS:

- 3 neighbors

FENCING:

- Fencing is in good condition

ACCESS:

- The property has road frontage on 3 sides and is accessed on County Road 172

EASEMENTS:

- 1 pipeline on the west side of the property along county road 209

LEASES:

- No current leases in place



MOSSY OAK PROPERTIES
OF TEXAS

SHOWINGS:

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

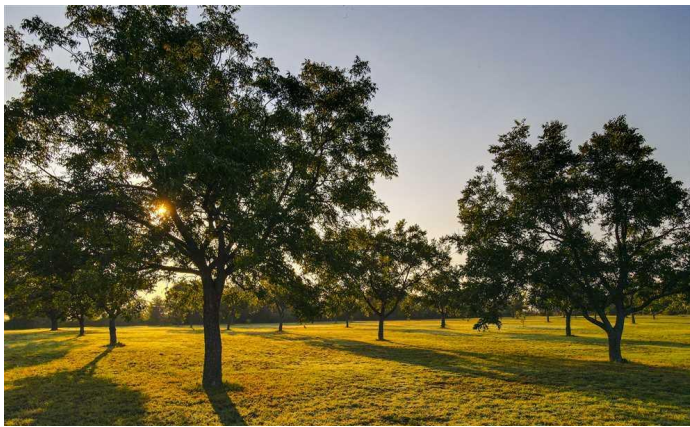
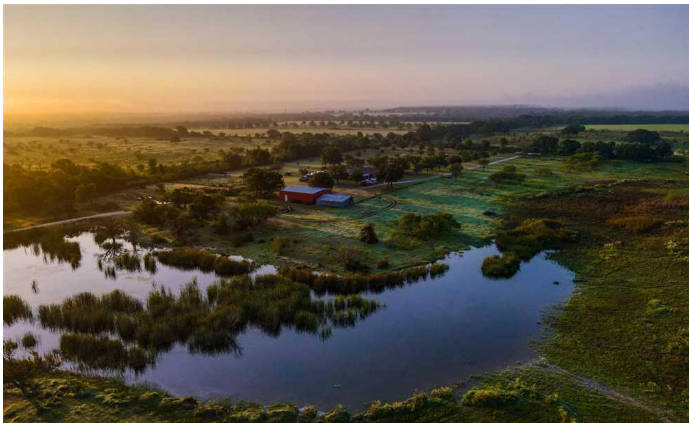


**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Dead Horse Creek Ranch
Cisco, TX / Eastland County



**MOSSY OAK PROPERTIES
OF TEXAS**

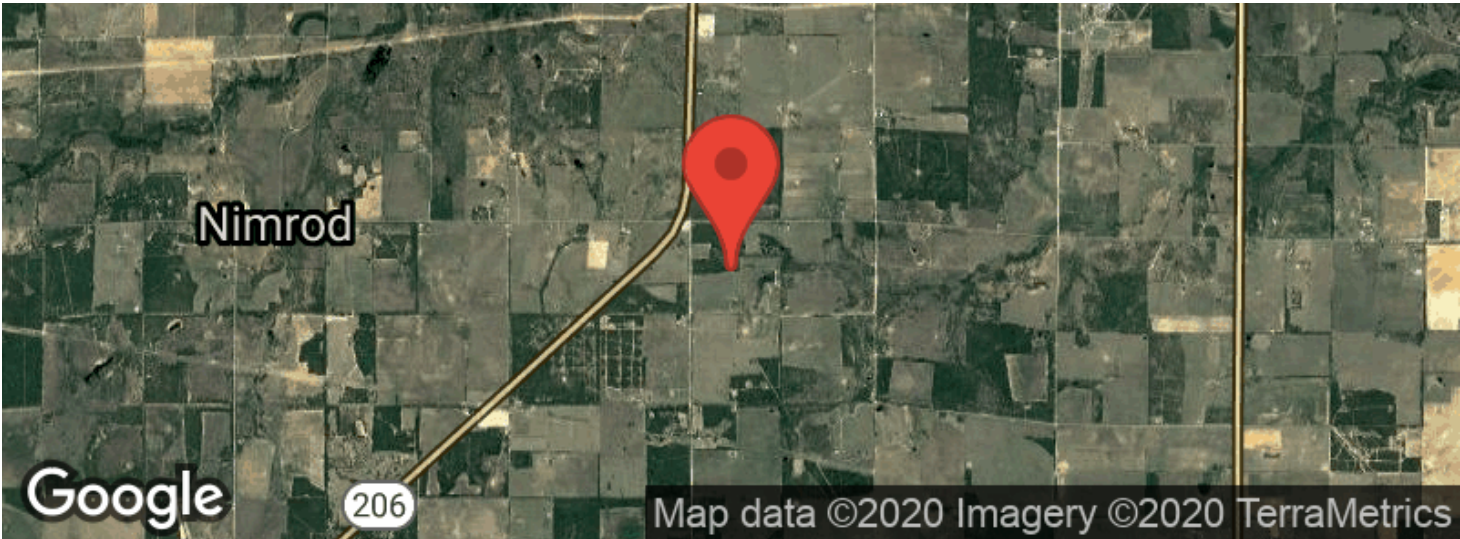
MORE INFO ONLINE:

MoreofTexas.com

Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

4000 W University Dr

City / State / Zip

Denton, TX, 76207

NOTES

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com