



RANCH
CONNECTION
EST. 1984

A full-page background image showing the silhouettes of two horses and a cowboy in a field. The scene is backlit by a bright, low sun, creating a warm, golden glow and a misty atmosphere. The cowboy, wearing a hat and a red shirt, is riding a horse and holding a lasso. The two horses in the foreground are facing away from the camera, looking towards the cowboy.

RON COTTON
ESTATE RANCH

www.ranchconnection.com

FORT WORTH · AUSTIN · CENTRAL TEXAS · SOUTH TEXAS

5049 Edwards Ranch Rd, Flr 4 | Fort Worth, Texas | 76109

RON COTTON ESTATE RANCH



EASTLAND COUNTY

Rising Star, Texas

504.36 ACRES

CONTACT FOR PRICE

RANCHING • HUNTING • RECREATIONAL • RESIDENTIAL



1217 FM 2731
Rising Star, Texas 76471

SOLID INFRASTRUCTURE

DIVIDED INTO 4 PASTURES

CURRENT AG PRODUCTION

CLOSE TO I-20 & HWY 183

WILDLIFE HABITAT

3,750 FT OF RANCH ROAD

This remarkable ranch has been in the Ron Cotton family for many years and is now available for purchase for the first time since it's original acquisition, offering solid ranch infrastructure. Rich in heritage, the ranch has a diverse history - once serving as a peanut farm, dairy and cattle operation. Located just 15 miles south of Cisco and I-20 and 1.9 miles west of Hwy 183, the property offers convenient access in all directions. The land is predominantly level pasture providing sweeping views of the surrounding countryside. The pastures are a mix of sandy loam soils with bermudagrass and native grasses. Scattered oak trees create excellent habitat, attracting native whitetail deer and adding to the property's natural charm.



CYNTHIA INMAN

BROKER | OWNER

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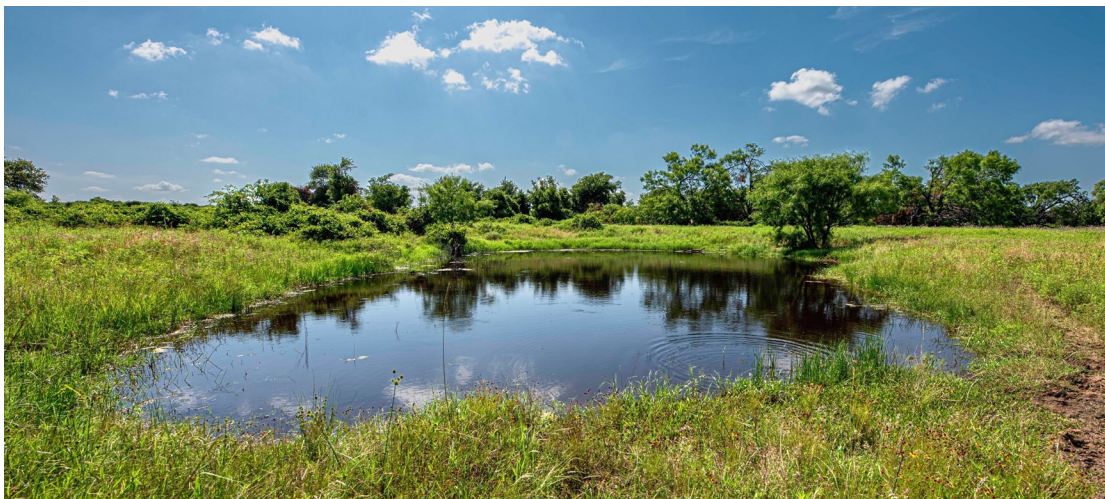
JENN POAD

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Land and Ranch

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www.ranchconnection.com

www.cotton-estate-tx.com



PROPERTY VIEWING BY APPOINTMENT ONLY

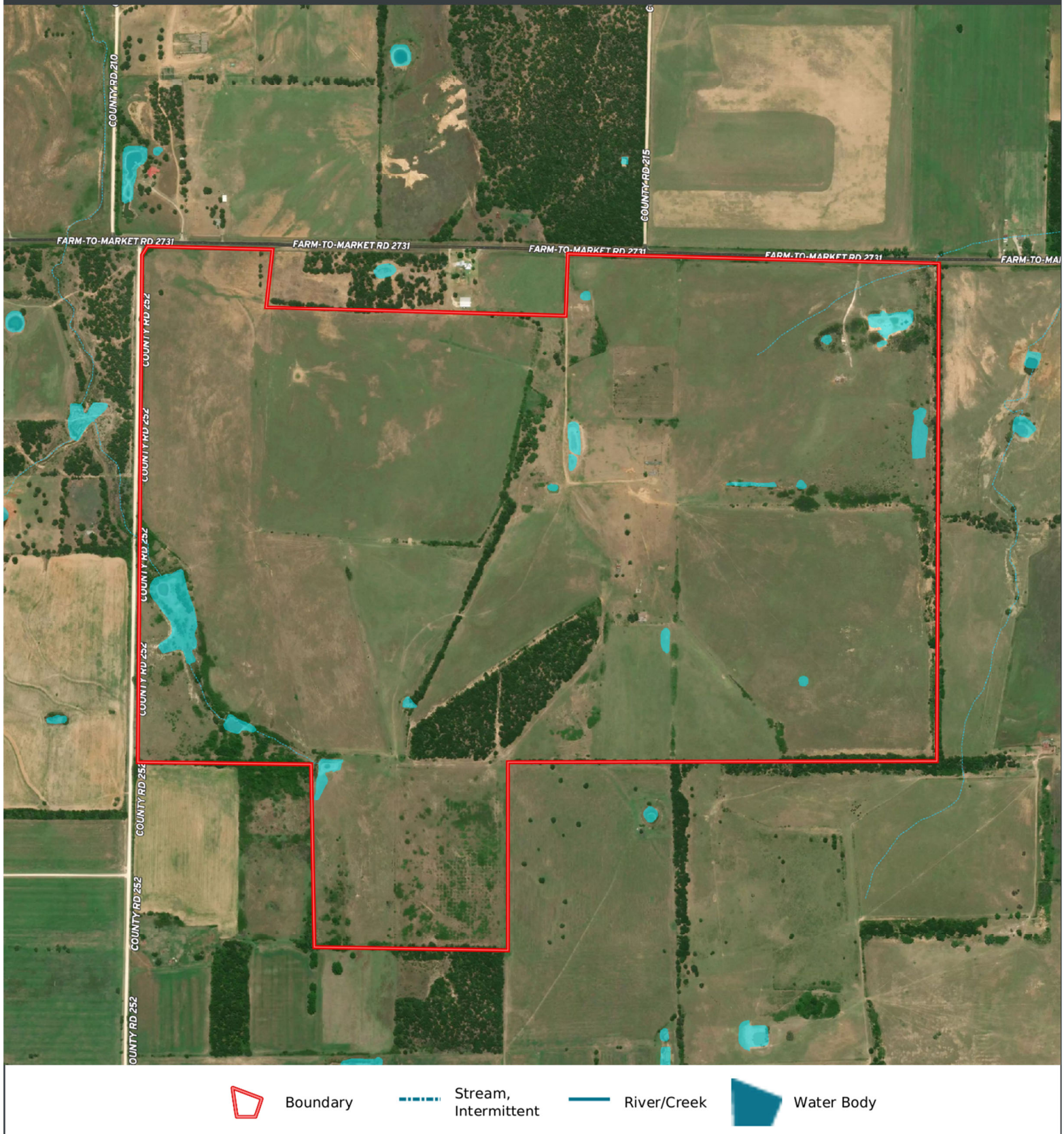
LOCATION: From Rising Star, take 183 North for 5.2 miles and turn left onto FM 2731. From Cisco, take Hwy 183 South for 15 miles, and turn right onto FM2731. Property is 2.6 miles on the left.

AREA: Minutes from the quaint town of Rising Star and only slightly further to Cisco, where you can get any necessities while enjoying shopping, dining and entertainment. Just 2 hours to Fort Worth, Waco and other metro areas.



RON COTTON ESTATE RANCH

Rising Star, Texas



Disclaimer: This ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.