

**Kepley Place**  
6551 HWY 36  
Rising Star, TX 76471

**\$383,830**  
35± Acres  
Eastland County



**Kepley Place**  
**Rising Star, TX / Eastland County**

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**SUMMARY**

**Address**

6551 HWY 36

**City, State Zip**

Rising Star, TX 76471

**County**

Eastland County

**Type**

Hunting Land, Recreational Land, Ranches, Farms, Residential Property

**Latitude / Longitude**

32.112356 / -99.111304

**Taxes (Annually)**

3741

**Dwelling Square Feet**

1698

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

35

**Price**

\$383,830

**Property Website**

<https://cfrland.com/detail/kepley-place-eastland-texas/81798/>



### **PROPERTY DESCRIPTION**

Kepley Place is a 35-acre property located on Highway 36 between Cross Plains and Rising Star, Texas. This hidden gem features beautiful hardwood trees and thick mesquite, with small open areas rich in native grasses. A lovely pond along the southern boundary enhances the landscape and serves as a valuable resource for wildlife, cattle, or horses, should you choose to have them.

Just inside the front gate is an old home that could become a charming residence for a small family with a bit of love. Built-in 2006, this two-bedroom, two-bath home was never fully finished, but it has good bones and potential to be brought back to life. Surrounding the house are small pens that could also be restored with some effort. This is an excellent piece of land that would make a wonderful homestead near town.

### **-- IMPROVEMENTS --**

- Home ~ Built in 2006, 2-bed, 2-bath; needs to be finished and needs some TLC
- Roads ~ Side by Side trails
- Fences ~ 1 pasture; old cross-fence that needs work
- Gate ~ Inset entrance off the highway
- Electricity ~ Co-Op electricity pole on the property; needs a new meter
- Water ~ Water well in front of the home, 40 ft deep, condition unknown; Westbound Water Supply Corp. on north side of HWY 36

### **-- WATER, COVER & TERRAIN --**

- Surface Water ~ 1 main pond at .25 ac (when full)
- Tree Cover ~ Bull Mesquite, Live Oak, Juniper, Pecan, Elm
- Underbrush ~ Light underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 20 ft of elevation; 1,680 ft on the S end of the property & 1,700 ft on the N end of the property
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Property is not being used

### **-- HUNTING & RECREATION --**

- Wildlife ~ Whitetail Deer, duck, dove, hogs, varmint
- Hunting Pressure ~ No hunting pressure; the current owner does not hunt
- Blinds & Feeders ~ No blinds or feeders
- Land ~ 1 draw; wooded
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife

### **-- MINERALS & WIND --**

- Mineral Rights ~ No owned oil & gas minerals
- O&G Production ~ No oil & gas production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

**-- ACCESS & DISTANCES --**

- Road Frontage ~ 800 ft of HWY 36
- Piped Entrance ~ 16 ft pipe entrance; double gate
- Nearby Towns ~ 3 miles E of Cross Plains, 8.5 miles W of Rising Star
- Major Cities ~ 40 miles SE of Abilene, 114 miles SW of Fort Worth, 28 miles N of Brownwood
- Airports ~ 24 miles NE of Brownwood Regional Airport; 132 miles SW of DFW

**Listing Agent: Travis Patterson** [254-246-5266](tel:254-246-5266)

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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Travis Patterson

## Mobile

(254) 246-5266

## Email

Travis@cfreland.com

### Address

City / State / Zip

## NOTES

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