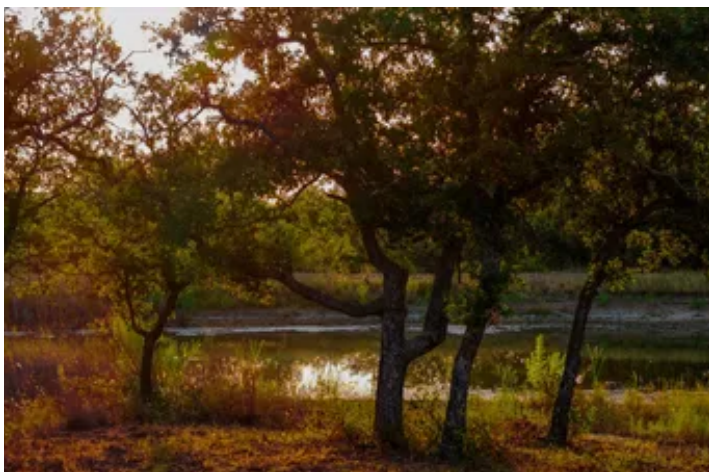


The Hideout
920 Cr. 180
Cisco, TX 76437

\$850,000
50± Acres
Eastland County



The Hideout
Cisco, TX / Eastland County

SUMMARY

Address

920 Cr. 180

City, State Zip

Cisco, TX 76437

County

Eastland County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Single Family

Latitude / Longitude

32.324325 / -98.939914

Taxes (Annually)

2134

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 1.5

Acreage

50

Price

\$850,000

Property Website

<https://cfrland.com/detail/the-hideout-eastland-texas/43677/>



PROPERTY DESCRIPTION

The Hideout is a stunning fifty-acre estate in Eastland County, conveniently situated just 4 miles south of I-20. This property is a nature lover's paradise, featuring an intricate web of trails leading you through a scenic landscape containing three tranquil ponds, lush woods, and various elevations. Perched atop the highest point lies a charming barndominium that boasts unparalleled vista views of the serene "West Pond" at dawn. These views are nothing short of awe-inspiring, highlighting the area's natural beauty. Another notable attribute of the cabin is a well-designed open kitchen that seamlessly transitions into the living room, creating an inviting and comfortable space for family and friends to gather. With ample privacy and relaxation, the cabin's two bedrooms provide a cozy retreat after a long day of activities. For added convenience, the barndo also features a laundry room with plenty of storage options and a small garage ideally suited for an ATV. Outside the living room door, a spacious entertainment area with roll-up doors allows for easy outdoor gatherings, regardless of the weather. With an extensive and expertly tended array of mature hardwoods encircling the barndo, this sanctuary is the perfect haven for those who crave the peacefulness of the outdoors. Whether you are an avid sportsman or simply seeking a respite from the hustle and bustle of daily life, this property offers a harmonious blend of convenience and serenity. With so much natural beauty to explore, this estate is a true gem that must be seen to be fully appreciated.

Agent's Comments -- The Hideout is an exceptional property that provides numerous enjoyable opportunities without needing hundreds of acres. With careful land management over the years, the owner has cultivated unrestricted views of the picturesque surroundings while preserving the magnificent mature hardwoods.

-- Barndominium --

- ~ 2,580 sqft under roof
- ~ 1,200 sqft Heated and Cooled area with 2 Bedrooms / 1.5 Baths
- ~ 1,200 sqft Outdoor Entertainment Area
- ~ 180 sqft small garage
- ~ Fully spray foam insulated
- ~ Water Well (300 +/- ft deep)
- ~ Electricity through Comanche Co-Op

-- RANCHING & HUNTING IMPROVEMENTS --

- ~ 2 Pastures; Cross-Fenced with 5-strand Barbed Wire
- ~ 2 Deer Blinds and 4 Deer Feeders
- ~ ATV/UTV Dirt Roads

-- WATER & TERRAIN --

- ~ 3 Ponds; Largest has Fish
- ~ Pond size; Below the House .47 ac; Back Pond .27 ac; North Pond .47 ac (When Full)
- ~ 60 ft of Elevation Change Large

~ Large, beautifully Manicured Post Oak, Live Oak, Bull Mesquite, and Elm Trees

-- COVER & WILDLIFE --

~ Native Wildlife: Whitetail Deer, Mourning & White-Wing Dove, variety of duck, Rio Grande Turkey, hogs & varmints

~ Little to no hunting pressure Tree Cover -- 95% Wooded; Heavy Live Oak, Post Oak, Mesquite, Juniper/Cedar, Elm

~ Underbrush: Moderate to Heavy; Lotebush, Bumelia, Skunkbush, Ephedra, Cat Claw, Yucca, and Minimum Prickly Pear

~ Cultivation: Roughly 2 acres; Truce fine sandy loam, 1 to 5 percent slopes and Chaney loamy sand, 1 to 5 percent slopes

-- MINERALS & WIND --

~ A 4.5" Natural Gas Line (Operator is WTG Processing, L.P.)

~ No Minerals Owned

~ No Wind Farms in the Area

~ 100% Owned Wind Rights Convey

-- ACCESS & DISTANCES --

~ Gate on CR 180, (1.75 Miles off of HWY 183)

~ 5 miles SE of Cisco

~ 98 miles SW of Fort Worth

~ 117 miles SW of DFW Airport

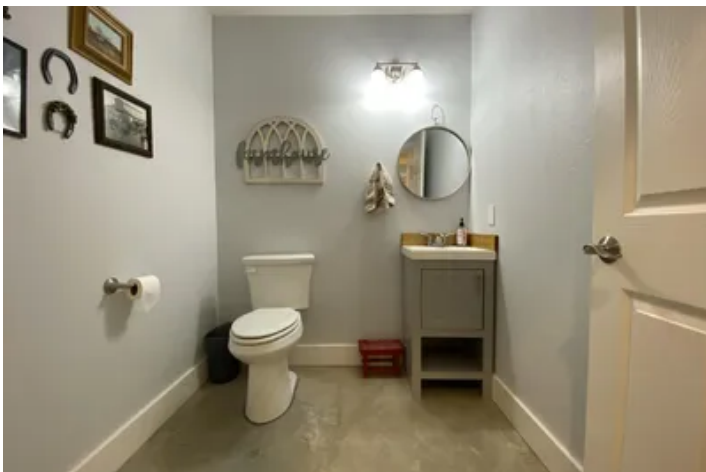
~ 185 miles E of Midland

Listing Agent -- Travis Patterson ([254\) 246-5266](tel:2542465266)

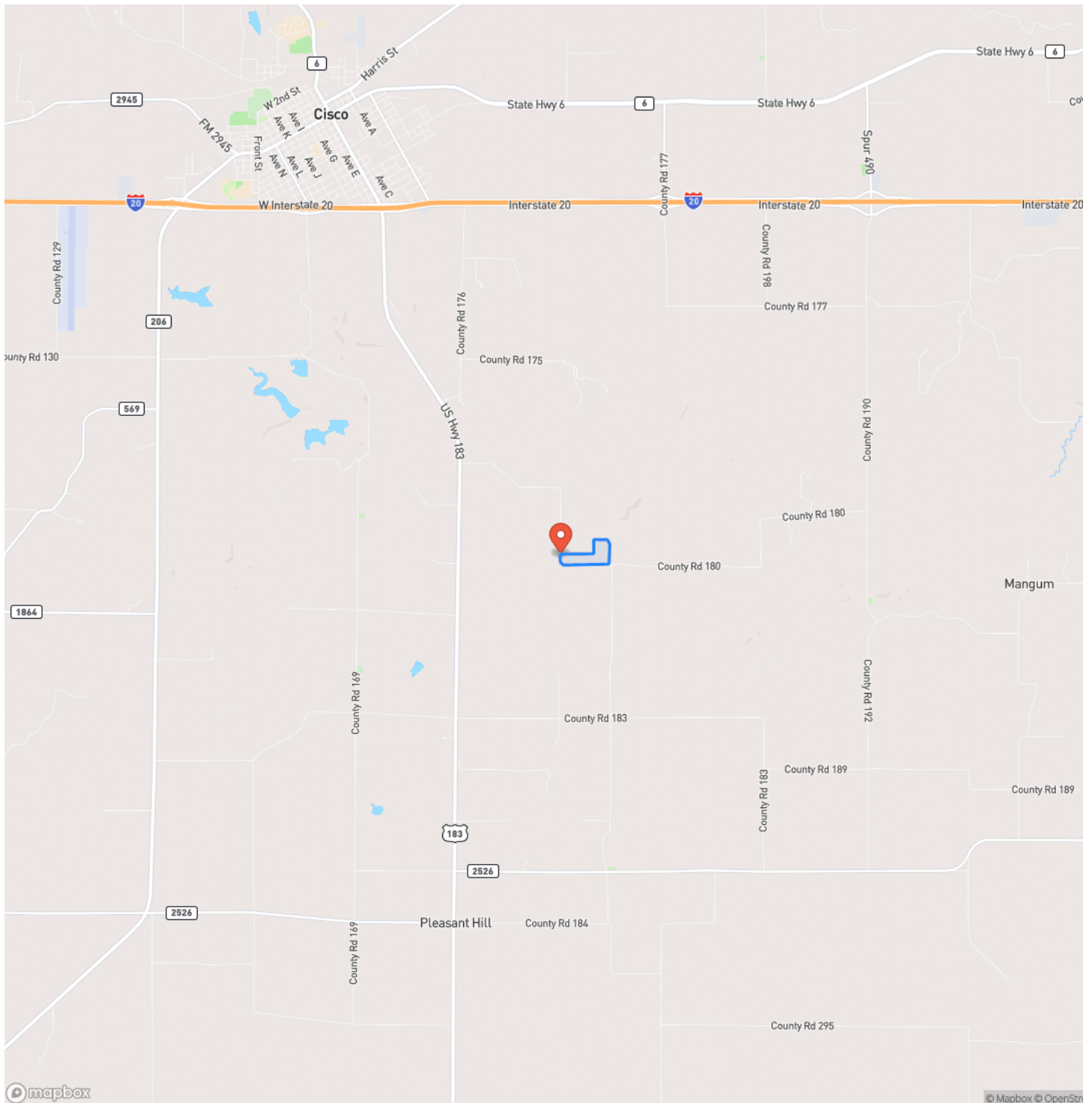
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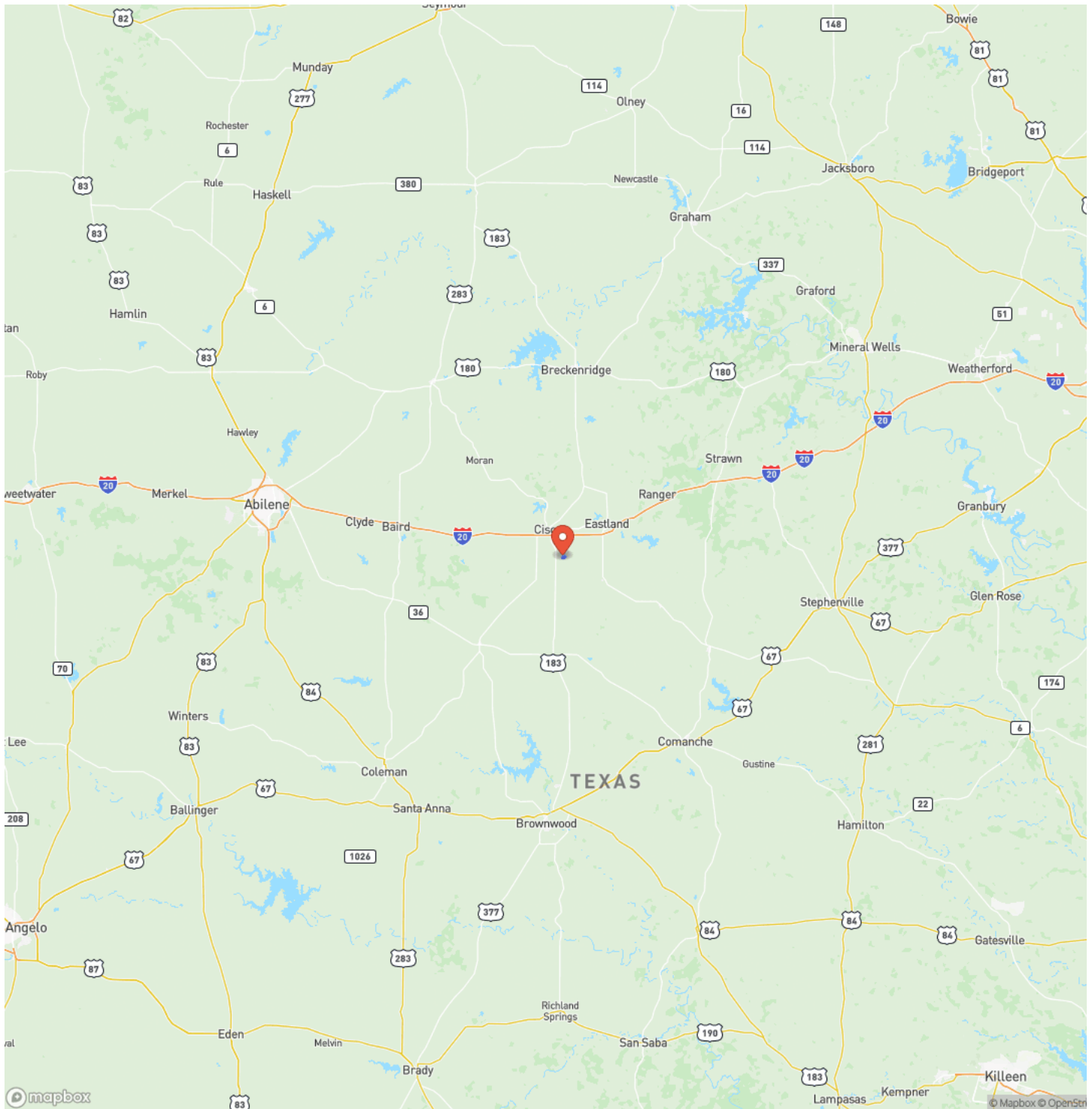
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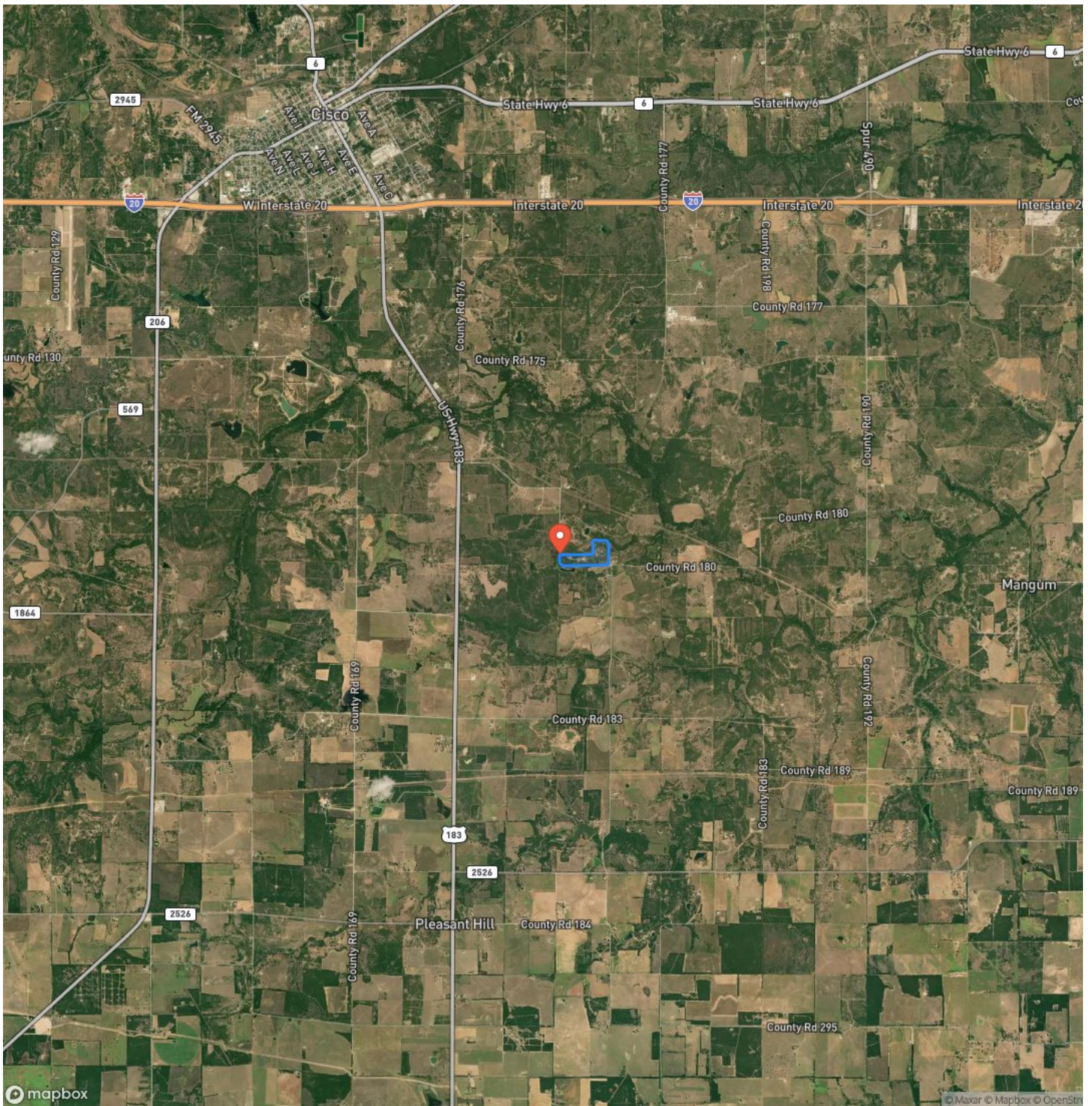
Locator Map



Locator Map



Satellite Map



The Hideout

Cisco, TX / Eastland County

LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

City / State / Zip
 , TX 76424

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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