

**Williams Ranch**  
TBD CR 144  
Cisco, TX 76437

**\$1,280,265**  
171± Acres  
Eastland County



**Williams Ranch**  
**Cisco, TX / Eastland County**

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**SUMMARY**

**Address**

TBD CR 144

**City, State Zip**

Cisco, TX 76437

**County**

Eastland County

**Type**

Farms, Hunting Land, Horse Property, Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

32.3604 / -99.0792

**Acreage**

171

**Price**

\$1,280,265

**Property Website**

<https://ranchrealestate.com/property/williams-ranch-eastland/texas/104341/>



## Williams Ranch Cisco, TX / Eastland County

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### **PROPERTY DESCRIPTION**

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#### **Williams Ranch - 171 Acres | Eastland County, Texas**

Nestled in the renowned Cross Timbers region, **Williams Ranch** offers 171 acres of diverse, scenic land just south of Cisco in Eastland County. With a rare combination of hardwood timber, productive pasture, water resources, and rich history, this property is ideally suited for a multi-generational ranch, recreational retreat, or investment opportunity.

#### **Location**

Conveniently located less than 10 minutes from Interstate 20, the ranch provides easy access to major hubs including Dallas-Fort Worth, Abilene, and Midland-making weekend getaways or full-time ranch living highly accessible.

#### **Land & Terrain**

Williams Ranch showcases exceptional land diversity:

- Heavily wooded areas with mature hardwoods and mesquite
- Approximately 30 acres of productive coastal Bermuda pasture
- Rolling topography with over 60 feet of elevation change, offering scenic views and multiple homesite options

The improved pasture has historically supported peanuts, hay production, and seasonal crops, while also providing excellent year-round cattle grazing and prime dove hunting opportunities.

#### **Water Features**

- Two established tanks (ponds), both spring-fed and reliable year-round
- Multiple additional sites suitable for constructing new water features
- Strong groundwater availability with favorable conditions for drilling water wells

#### **Wildlife & Recreation**

Having gone un hunted for over a decade, the ranch supports abundant wildlife and presents outstanding hunting potential. The mix of cover, water, and open pasture creates an ideal habitat for game and birds alike.

#### **Utilities**

- Electricity already in place on the property
- Water wells feasible in the area

#### **History**

This ranch has been stewarded by the same family for over a century, originally acquired in 1920. Its legacy includes ties to W.B. Starr, for whom the **Starr Spanish Peanut**-developed at Texas A&M University-was named, highlighting the property's agricultural heritage.

#### **Surrounding Area**

Large, well-established family ranches border the property, contributing to the long-term stability, privacy, and rural character of the area.

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#### **Summary**

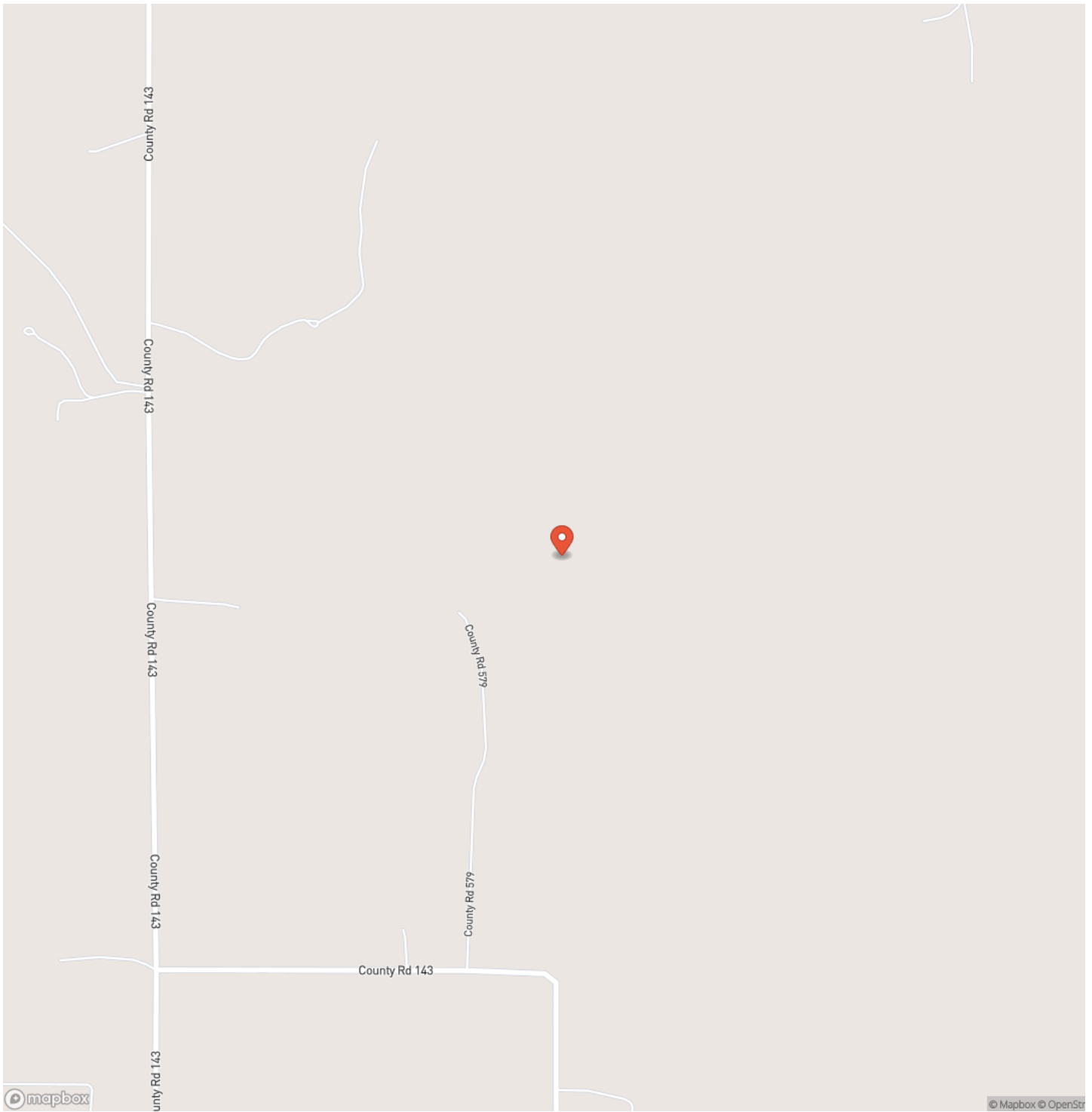
Williams Ranch is a rare offering combining heritage, productivity, and recreational appeal in one of Texas' most desirable rural regions. Whether you're looking to run cattle, hunt, farm, or build a legacy property for generations to come, this ranch is ready to deliver.  
OWNER WILL CONSIDER PERSONALLY FINANCING!!

**Williams Ranch**  
**Cisco, TX / Eastland County**

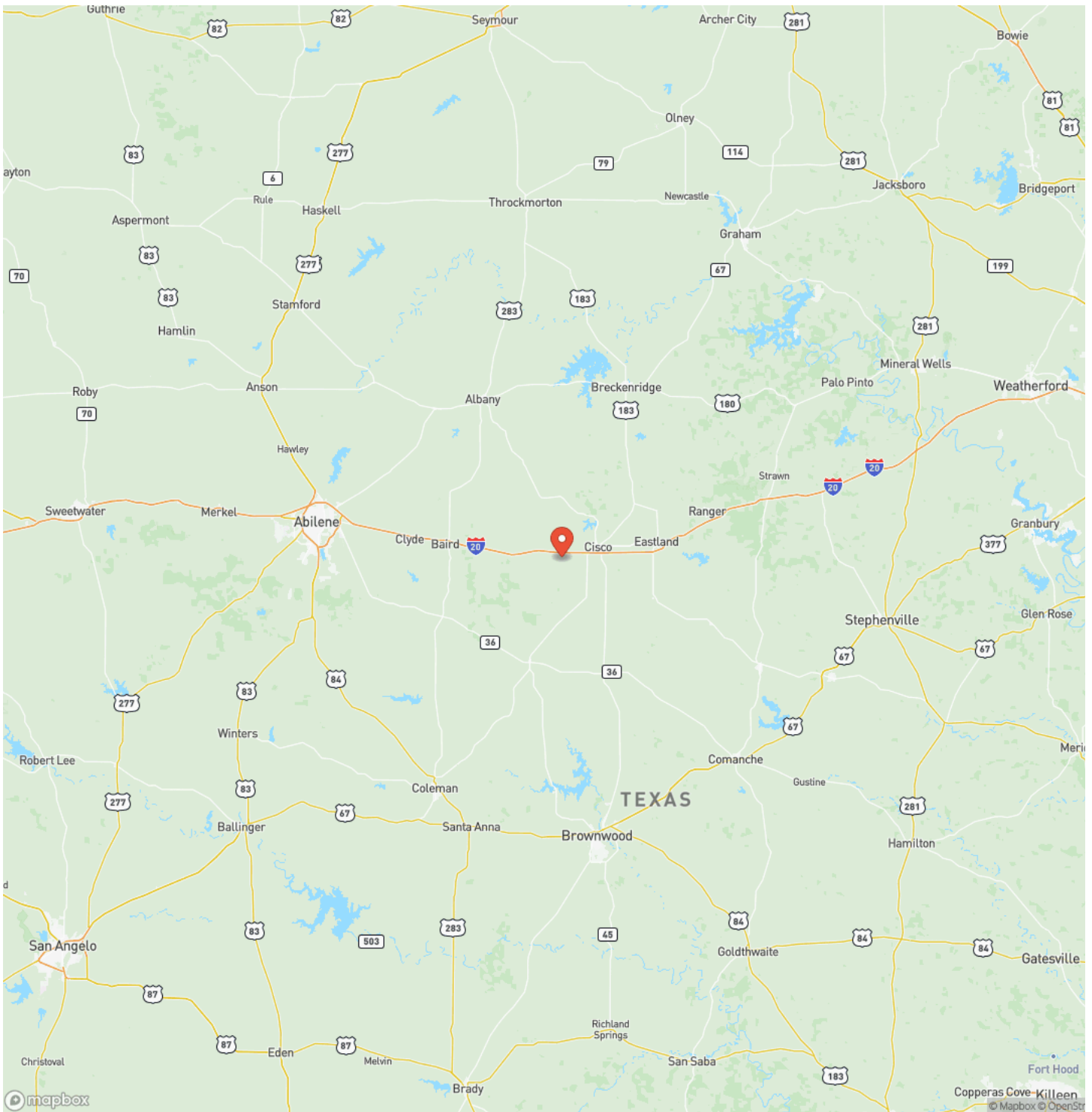
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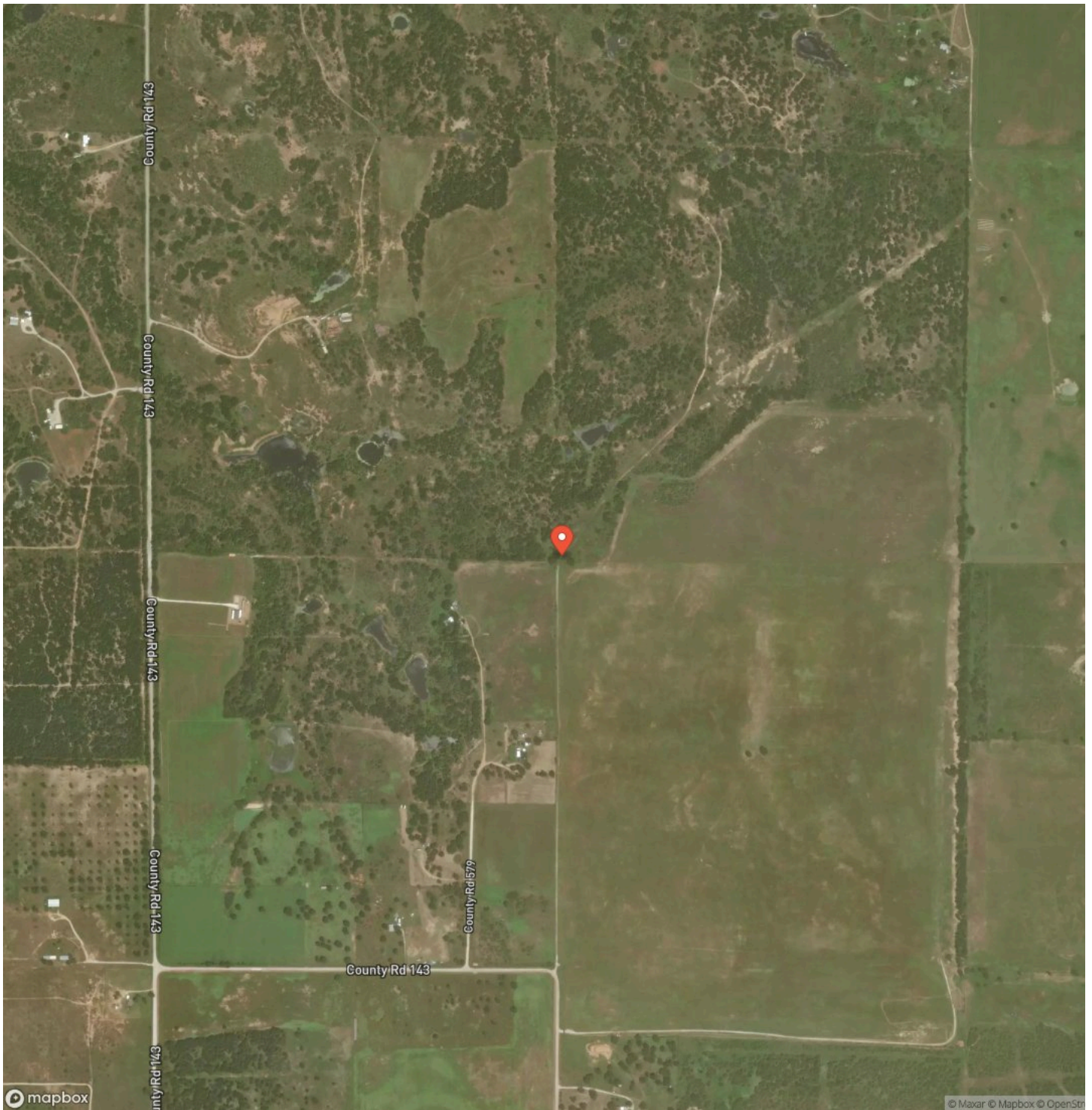
# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information has been obtained from sources deemed reliable but not guaranteed. All dimensions and boundaries are estimated, and the buyer has the right to verify prior to submitting an offer. Capitol Ranch Real Estate makes no representation, warranty, or covenant of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which are purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. Please submit an offer with earnest money one percent of the asking price. Contact listing broker for preferred title company. The photos and information may not be duplicated in whole or part without the expressed written consent of Capitol Ranch Real Estate

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