

**Six Beard Ranch**  
CR 107  
Cisco, TX 76437

**\$549,000.00**  
218.190 +/- acres  
Eastland County



SUMMARY

Address  
CR 107

City, State Zip  
Cisco, TX 76437

County  
Eastland County

Type  
Hunting Land, Ranches, Recreational Land

Latitude / Longitude  
32.453733 / -99.073058

Acreage  
218.190

Price  
\$549,000.00

Property Website  
[https://www.propertycontrolcenter.com/users/index.cfm?InvID=&status=PI&Search=Cty&d=&whereCity=&city\\_id=&city=&county\\_ID=](https://www.propertycontrolcenter.com/users/index.cfm?InvID=&status=PI&Search=Cty&d=&whereCity=&city_id=&city=&county_ID=)



## **PROPERTY DESCRIPTION**

Six Beard Ranch is hunting land that produces an abundance of animals each time you get in a blind. This exceptional hunting ranch is sandwiched between two large low-fence ranches known for decades of fantastic hunting. "Deer camp" is an established area (close to the entrance) with two Conex boxes for living quarters and another for storage. The two air-conditioned boxes utilized as cabins are connected with an awning and currently provided water with run-off, while a water well is to be drilled soon. The northern part of the ranch rides rich with history containing a portion of the old Union Pacific Railroad, although the only remains are a few rotting railroad ties and a spike here or there, like most railroads the right away is intact. The current owner consulted with the local biologist to design four perfectly placed food plots to attract and retain the local wildlife. A major draw runs through the northern part of the ranch which feeds water to the nearby Bluff Branch Creek. This highway for wildlife to roam through the property also feeds the largest and most reliable pond. Six Beard Ranch is mostly mature, bull mesquites, and large live-oak clusters with exceptional topography providing staggering views of West Texas in the distance.

### **- Deer Camp -**

- Three 20x8 Conex containers.
- Electricity "Comanche County Electric Cooperative"
- Cistern for water; rainwater catch off of lean-to
- Water well in the works; Underground water in the area

### **- COVER -**

- *Tree Cover*--Moderate to heavy: Mesquite, post oak, live oak, hackberry, prickly ash
- *Underbrush/Browse*--Moderate to thick: lote bush, elbow bush, bumelia, algerita, tasajillo
- *Native Grasses*--Not currently leased for grazing; Thick with ample signs of bedding
- *Cultivation*-- Four food plots, "1 to 3 acres" ( Type of soils are Leeroy clay, Thurber clay loam, Truce fine sandy loam, and Bolar clay loam. )

### **- TERRIAN -**

- 80ft of rolling elevation changes
- Thick oak ridges with moderate mesquite bottoms
- Beautiful views throughout the ranch

### **- WATER FEATURES -**

- One pond is +/- 1ac stocked with bass and catfish, roughly 15 feet deep.
- Two smaller ponds can be found on the property
- Water catch off of Conex box, water well being drilled shortly.

### **- WILDLIFE -**

- Exceptional turkey and hogs
- Abundant white-tail; Deer seen on most hunts with animals on all.
- Wild hogs and varmint
- Managed by the owner; No Leases or day hunts

### **- RANCHING IMPROVEMENTS -**

- Four Food plots--Between 1-2 acres
- Interior roads--Fair
- Pipe Entrance
- Completely Fenced--Fair to good
- All feeders convey
- All deer blinds will convey

**- MINERALS -**

- No active production or lease
- 2 Pipelines-Natural gas "Peninsula Pipelines LLC"
- Owned Minerals covey with an acceptable offer; Owner believes to own +/- 15% of the mineral estate.

**- ACCESS -**

- Entrance on the west side of Cr 107
- 3 miles south of Hwy 6
- 5 miles north of I-20
- Listing Broker must be present at all showings or preview with Buyer's Agent.

**- DISTANCES -**

- 7 miles northwest of Cisco
- 23 miles south of Breckenridge ( Airport w/ Fuel & Service)
- 100 miles west of downtown Fort Worth
- 38 miles east of Abilene (Airport)
- 178 miles east of Midland

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

No Trespassing. Please contact a Campbell Farm and Ranch team member for a showing. Campbell Farm and Ranch welcomes all cooperating agents and brokers.

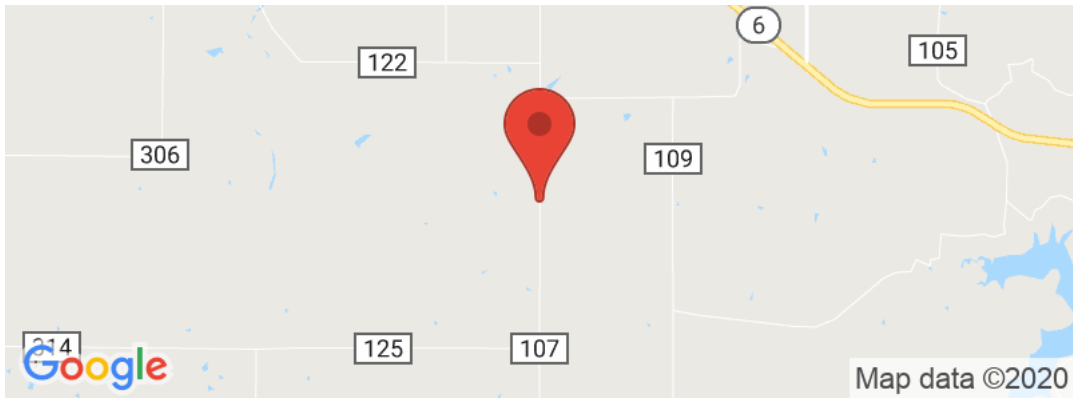
**\*\*\*Cooperating Agents and Brokers must make the first contact with the Listing Agent and be present at all showings to fully participate in the commission split.\*\*\***

The information contained in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes.





## Locator Maps



## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Travis Patterson

**Mobile**

(254) 246-5266

**Email**

Travis@cfrland.com

**Address**

600 4th Street

**City / State / Zip**

Graham, TX, 76450

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**NOTES**

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