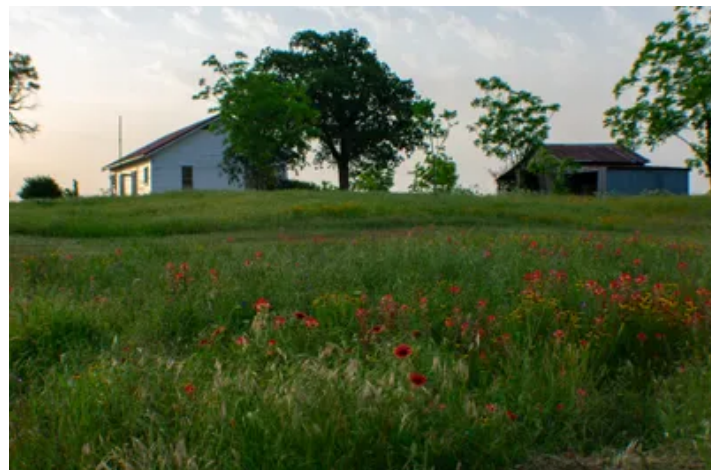


The Perley Gate Ranch
3351 HWY 183
Cisco, TX 76437

\$1,400,000
235± Acres
Eastland County



The Perley Gate Ranch
Cisco, TX / Eastland County

SUMMARY

Address

3351 HWY 183

City, State Zip

Cisco, TX 76437

County

Eastland County

Type

Ranches, Hunting Land, Residential Property

Latitude / Longitude

32.431904 / -98.924997

Taxes (Annually)

\$931

Dwelling Square Feet

2,254

Bedrooms / Bathrooms

3 / 2

Acreage

235

Price

\$1,400,000



The Perley Gate Ranch

Cisco, TX / Eastland County

PROPERTY DESCRIPTION

Welcome to Perley Gate Ranch – your slice of heaven on earth.

If you're looking for peace, quiet, and a turnkey ranch experience, this property checks all the boxes. Tucked away from the highway, the charming brick home—built in 2000—features 3 bedrooms and 2 bathrooms, thoughtfully perched above a scenic half-acre tank and framed by the towering hardwoods that define the natural beauty of this region.

Whether you're a ranch investor seeking a rewarding legacy or a family looking to build lifelong memories, this property offers endless possibilities. Enjoy livestock production, hunting, fishing, restoring classic cars or tractors in the spacious workshop, or tending to the 60-tree pecan orchard. Perley Gate Ranch isn't just a property—it's a lifestyle.

The land: 235+/- acres

- 10-15 acres is considered tillable.
- Approximately 15% of the ranch is dominated post oak, elm, and hackberry trees along a seasonal creek bed bisecting the ranch.
- The balance of the land is considered once-open pasture and reverting back to native species with a scattering of 3-5 year old sapling mesquite brush.
- Soil types are predominately sandy loam to clay loam soil types.
- Cross-fenced into 3 pastures with a centrally located set of cattle pens.
- Pecan Orchard (60 trees) pre-existing infrastructure to irrigate from tank (needs pump and motor).

Improvements and accessories:

- Main House
 - Finished in 2001
 - 2,254 square ft, brick home
 - 3 BR 2 BA
 - Master bedroom includes a large walk-in closet. Master bath has jacuzzi tub and shower.
 - Spacious, open concept kitchen with living space
 - Wood burning fireplace
 - Large pantry and utility room combo
 - 2-bay garage equipped with air compression system throughout, wood-burning shop heater, electric phase convertor, 2 ton overhead hoist and many other thoughtful amenities.
 - Wrap around porch on two sides facing South and East to offer a cool afternoon escape from the hot summer sun.
 - Please note, there is NO Central A/C but the closet space and electrical capacity is available for the install. Current owners utilize individual units in the rooms throughout the home.
- Original Farmhouse (Second house on property)
 - Built in 1940 according to CAD. The owners lived in it from 1992-2001 when they finished construction of the main house. Currently used as storage, needs repair or demo
- Equipment shed
 - 2500 sq ft of equipment storage through a pole barn with an expansive covered protection.
- Sea container
 - 40x8' container storage underneath a 40x40' framed roof covering. Heavy duty permanent shelves inside.

Location:

- Located 1.5 hours from Fort Worth and 3 hours from Austin, the front gate is accessed 4.5 miles North of Cisco on US Hwy 183 towards Breckenridge.
- The City of Cisco sits right on IH 20 and provides all the necessary amenities. From groceries to boutique shopping to restaurants, you'll find all you could ask for in a local support center.

Surface Water:

MORE INFO ONLINE:

wilderrealco.com

- 5 tanks throughout the ranch ranging from .25 to .5 acres in size and stocked with catfish and bass.
- Previous infrastructure allowed for irrigation of the pecan orchard.
- Wet-weather creek bisects the property.

Leases:

- Livestock grazing tenant in place.
- No hunting lease, some friends and family privileges.

Utilities:

- Comanche Electric Co-Op meter
- Westbound Water Co-Op Meter
- AEL Trash service

Taxes:

- Open Space Agriculture Valuation
- 2024 Taxes = \$931.38

Minerals, Wind, Solar rights:

- Owned Minerals are negotiable
- 100% Wind conveys
- 100% Solar conveys

Pricing:

- \$1,400,000

Contact:

- Lee Burton, Broker [\(979\) 204-3121](tel:9792043121)

Additional Broker Comments: This place has been thoughtfully designed and loved by a family for over 30 years. As an engineer by trade, Mr. Perley thoughtfully designed every aspect of the home and shop to provide practical support to whatever new project or invention he would create. You need to see it all to appreciate the level of top-tier, careful design that can only come from years of experience building things that last...something that's largely been lost in our culture of consumerism.

Outdoor activities on the Perley Gate Ranch are sure to create many memories for you and yours. The wildlife travel corridor provided by the seam of a seasonal creek bed is an aesthetically pleasing and functionally rich for wildlife edge habitat. A habitat that supports turkey, deer, feral hogs, dove, and quail when the weather pattern cooperates.

Arrange a tour today and you won't be disappointed. You cannot buy raw land of this nature and replace what these improvements offer. Modest in style and thoughtful in design, make the time to see it for yourself.

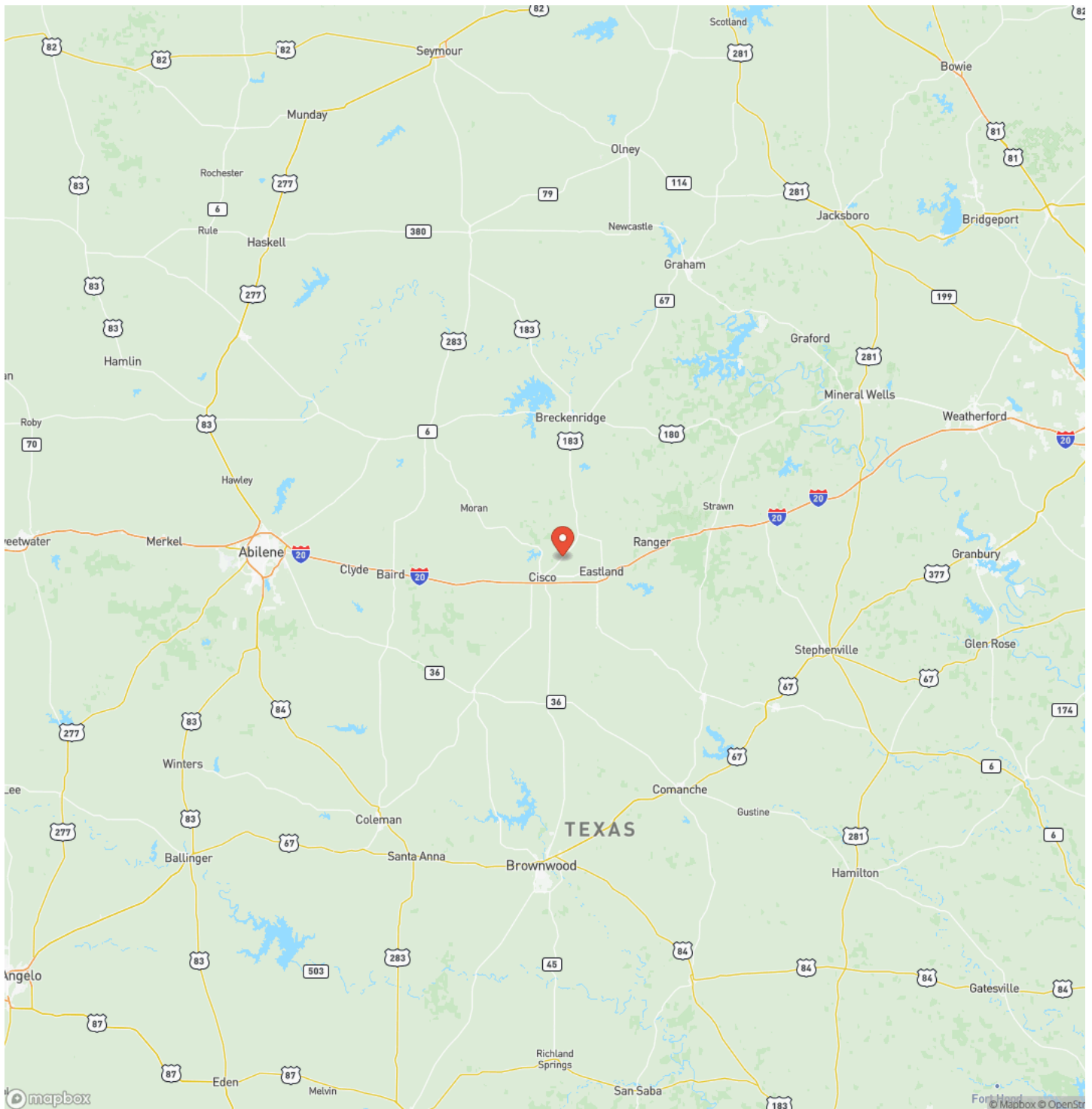
The Perley Gate Ranch
Cisco, TX / Eastland County



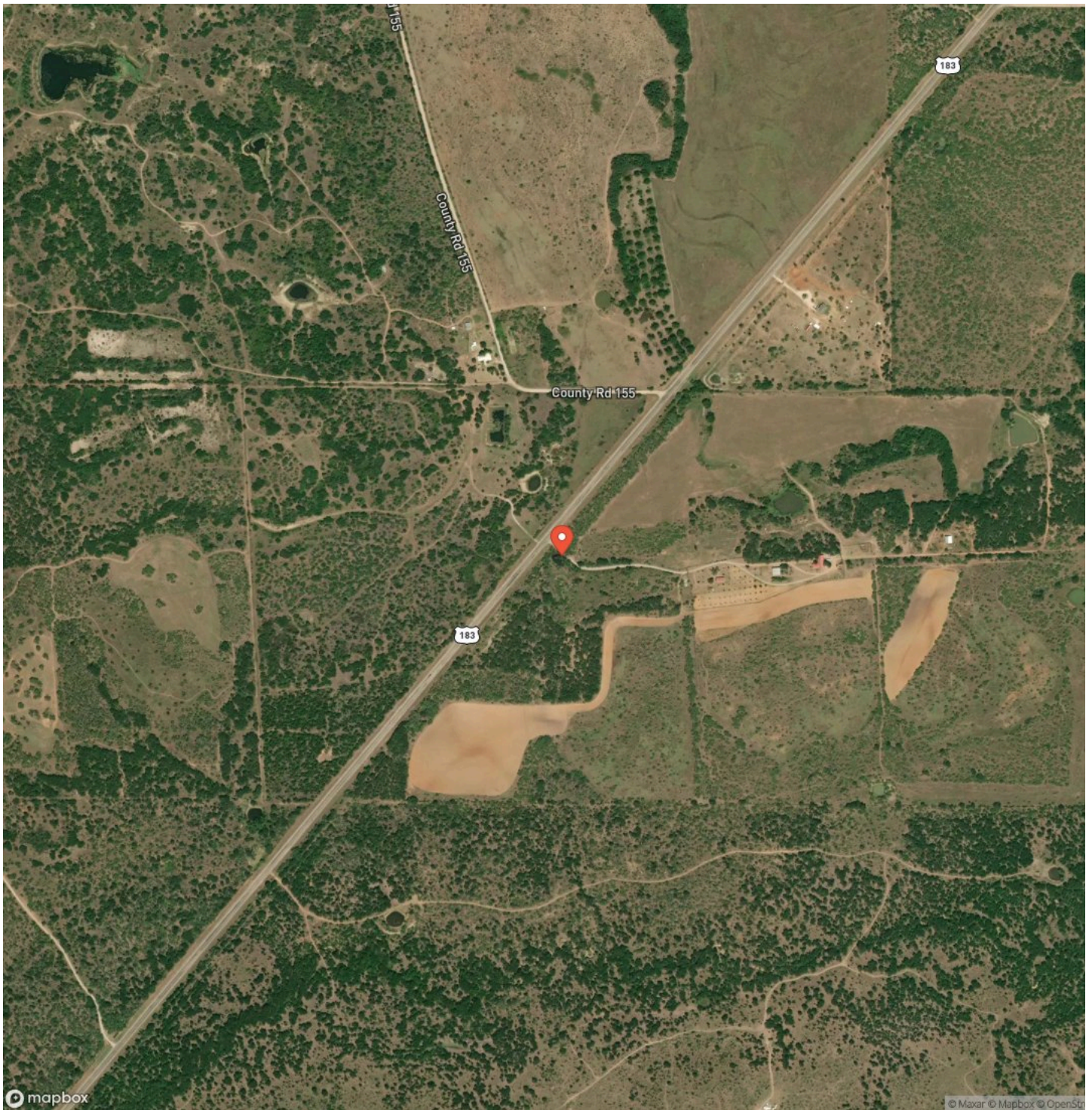
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lee Burton

Mobile

(979) 204-3121

Office

(979) 204-3121

Email

lee@thewilderco.com

Address

702 North 2nd St.

City / State / Zip

Abilene, TX 79601

NOTES

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Wilder Real Estate Co.
702 North 2nd St.
Abilene, TX 79601
979-204-3121
wilderrealco.com
