

Reynolds Oaks
0000 TX-206
Cisco, TX 76437

\$525,000
83.130± Acres
Eastland County



Reynolds Oaks
Cisco, TX / Eastland County

SUMMARY

Address

0000 TX-206

City, State Zip

Cisco, TX 76437

County

Eastland County

Type

Hunting Land, Recreational Land

Latitude / Longitude

32.246421 / -99.042876

Taxes (Annually)

145

Bedrooms / Bathrooms

1 / 1

Acreage

83.130

Price

\$525,000



PROPERTY DESCRIPTION

Reynolds Oaks offers the perfect turnkey investment opportunity for the whole family to enjoy. This 83+ acres is considered mostly wooded with a 15 acre field that has been used as food plot and hay production.

Many family memories have been enjoyed on this land. The mature stand of hardwoods have an extensive network of game trails for exploring. Whether you want to hike, hunt, or build zip lines and treehouses, there is something for everyone. Wild game encounters should prove to be common each trip and create many stories to be told around the evening campfire.

After long days on the land or periods of inclement weather, the comfortable bunkhouse serves as an excellent escape. The bunkhouse was fabricated by Excalibur containers from a shipping unit into an efficient 1 bedroom, 1 bath cabin along with additional bunk space, kitchenette and entertainment space. Enjoy stargazing atop the balcony on cool summer nights. And an added convenience, keep your tools and machines secure with the storage shed and carport while you're away.

If more space is needed for guests, there is also a 30-amp RV connection with sewage clean out station. The sellers are willing to offer fully furnished.

The land: 83.135 surveyed acres in total

- 15 acre field for food plot and/or hay production. Hay crop has yielded up to 60 round bales in past cuttings.
- 70 acres of post oak-dominated woodland interspersed with other brush species.
- Soil types are fine sand to sandy loam across gently rolling terrain.

Improvements and accessories:

- 40'x8' Excalibur Container bunkhouse with a master bedroom and a set of bunk beds for the kids in the living area. Fully furnished.
- 30-amp RV hookup with a clean-out drain to septic.
- 22x30 metal building (22x10 is fully enclosed as a shop and 22x20 is covered parking).
- 2 hunting blinds with associated feeders.

Location:

- Located less than 2 hours from Fort Worth and under 3 hours from Austin, the front gate is accessed directly by State Highway 206 between Cross Plains and Cisco.

Water:

- 1 water well in place near the bunkhouse.
- 1 surface tank.

Utilities:

- Comanche Electric Co-Op meter
- On-site septic
- Water Well

Taxes:

- 1d1 Wildlife valuation status
- 2024 Taxes = \$143.71

Minerals, Wind, Solar rights:

- Any owned mineral rights convey but don't believe to posses any
- 100% Wind Rights convey

- 100% Solar Rights convey

Pricing:

- \$525,000 for the fully furnished bunkhouse and other listed improvements and accessories.

Contact:

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

Additional Broker Comments:

This place offers a unique getaway for the family that is seeking to introduce kids to the outdoors. With the growing interest in archery hunting, I can see this being unlike most other land opportunities in this price range. The dense stand of large oak trees provides the chance to strategically place tree stands throughout the network of game trails for plenty of shot opportunities.

I would also be curious to how the short term rental market would receive it as a rural weekend option for consumers.

The investment in Texas land has historically been a safe bet. Getting to enjoy the asset class provides a double impact...both fiscally and relationally!

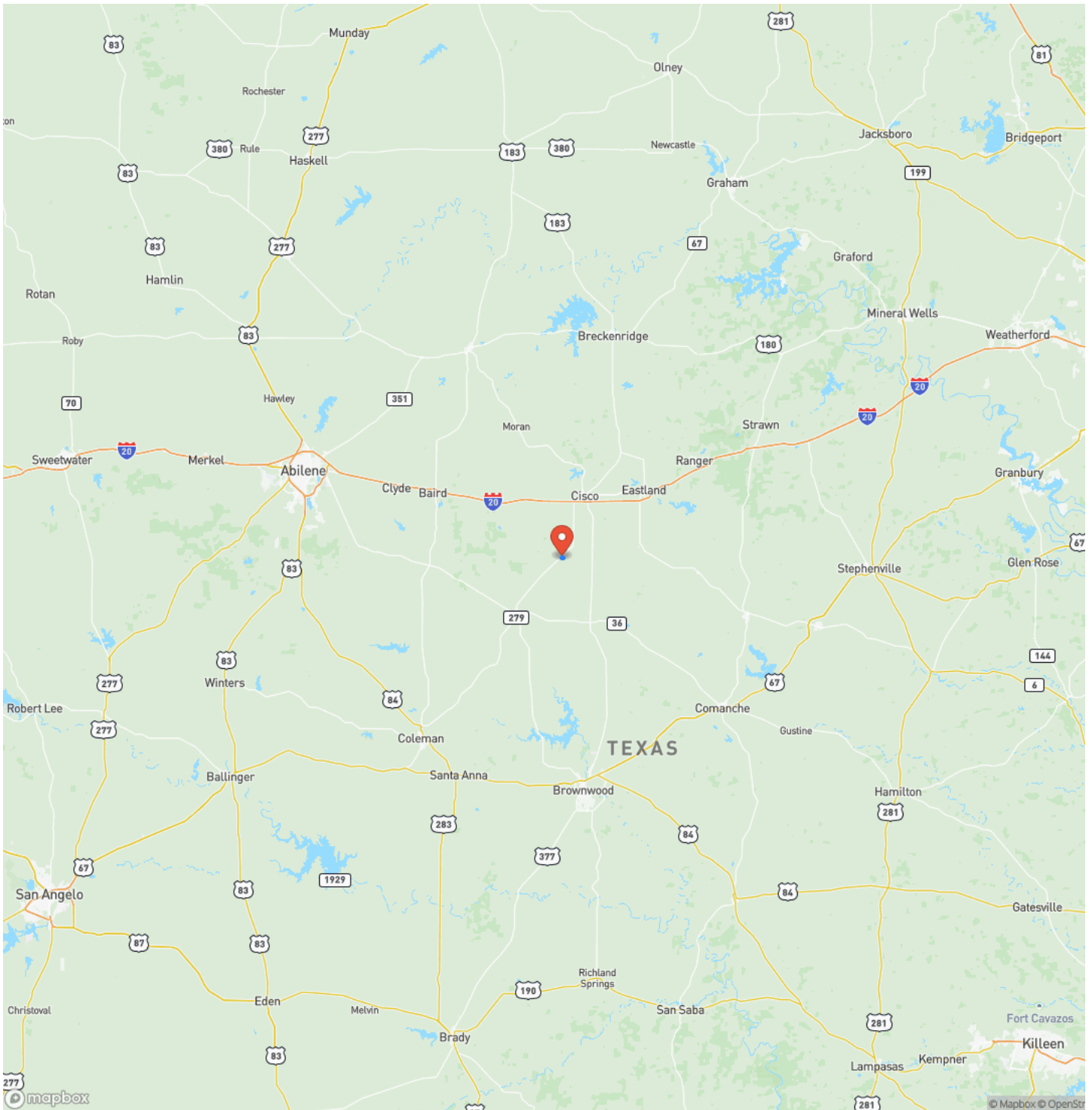
Reynolds Oaks
Cisco, TX / Eastland County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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