

Our Fathers Ranch
3802 Hwy 6
Cisco, TX 76437

\$5,945,000
725 +/- acres
Eastland County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Our Fathers Ranch
Cisco, TX / Eastland County

SUMMARY

Address

3802 Hwy 6

City, State Zip

Cisco, TX 76437

County

Eastland County

Type

Ranches, Recreational Land, Commercial

Latitude / Longitude

32.4605 / -99.0035

Dwelling Square Feet

7999

Bedrooms / Bathrooms

5 / 5

Acreage

725

Price

\$5,945,000

Property Website

<https://moreoftexas.com/detail/our-fathers-ranch-eastland-texas/12245/>



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PROPERTY DESCRIPTION

GENERAL DESCRIPTION: Premier hunting ranch boasting all the amenities of home with all the trappings sure to please the most avid hunter\.. The ranch boasts a legacy stone lodge that even the most discriminating owner would find perfect for family retreats or entertaining guests. No detail was spared and the views from the "porch of no worries" are breathtaking! Whitetail deer have been managed (excellent high fence) including regular infusions of improved genetics thereby trophy bucks worthy of a ranch of this caliber. The waterfowl hunting for ducks can be phenomenal and with some additional management could be enhanced. Dove and turkey are ample on the ranch and surrounding area.

LOCATION: 6 miles north of Cisco, TX in Eastland County

* 1.5 hours west of Fort Worth

* 2.5 hours west of Dallas

WATER: Ponds (4-5) with the largest being approximately 3 AC

CLIMATE: 29" of rainfall on average (annual)

UTILITIES: Electric; City water

WILDLIFE: Whitetail deer ; ducks, dove, and turkey

MINERALS: NA

VEGETATION: Mix of native grasses; Hardwood bottoms along wet weather creeks and mesquite flats

TERRAIN: Nice elevation change

SOILS: Hensley stony loam, Bolar clay loam, Owens clay,, Leeray clay,

TAXES: Ag Exempt -

IMPROVEMENTS: Legacy stone lodge spanning 7,999 Sq. Ft. under AC with virtually every amenity available . Ranch manager house built in 2017 ; multiple shops/storage buildings; walk in cooler; equipment shed; pipe horse pen ** SEE DETAILS ON ALL IMPROVEMENTS IN THE ATTACHED DOCUMENTS**

CURRENT USE: Hunting/recreational for family



POTENTIAL USE: Hunting/recreational for family, corporate retreat, or commercial hunting operation

NEIGHBORS: Large high fence or cattle ranches

FENCING: All boundary fencing is high quality high fence game fence

ACCESS: Beautiful Austin stone entry with automatic custom gate on Hwy 6

EASEMENTS: Three or four O&G pipelines

LEASES: Existing oil & gas lease

SHOWINGS: Showings by appointment only and Buyer's representative must be identified at first contact and present for physical showings to participate equally in commissions as per Listing Broker.

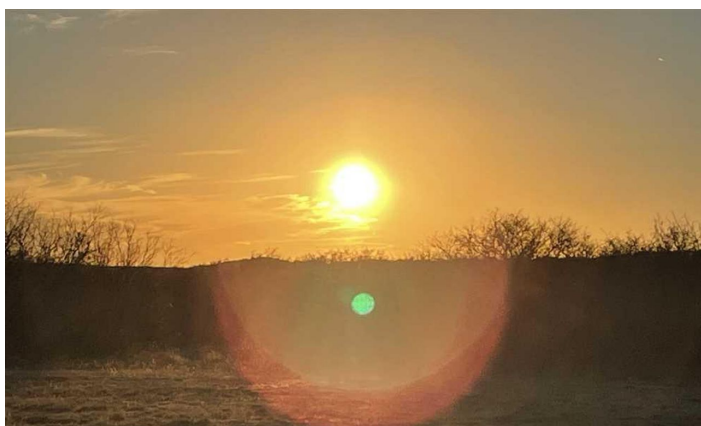


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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Baxter

Mobile

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Email

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Address

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City / State / Zip

Rockwall, TX 75087

NOTES



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

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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.



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