

Pioneer Lake Ranch

Scenic 193.03 acres located in Eastland County with Hwy 36 frontage between Cross Plains and Rising Star. This unique property was once operated as a community recreation center, which was constructed by the USDA Rural Development Agency.

The property has a 55 surface acre lake known as Pioneer Lake which was constructed on Bradshaw Creek by Phillips Petroleum. The lake was drained in 2012 for repair work to the spillway and the recent rains have filled the lake again making it a future big bass paradise recently restocked with 13,750 Coppernose Bluegill and Redear Perch, 14,000 Thread Shad, and 3,000 2" to 4" Certified Pure Florida Bass. The restocking was done by Bob Waldrop with Tyler Fish Farms. The lake attracts lots of ducks and dove in the fall and winter. The surrounding woodlands consist of large live oak, post oak, elm, pecan and more, with dense wildlife habitat areas. The deer and turkey are plentiful along with other wildlife such as hogs.

The property did have a 9 hole irrigated golf course which is no longer in operation. The once utilized golf tee boxes, greens, and hole markers are for the most part still present. With a little work the golf course could be reclaimed and put back into play if so desired for a private or public play course or turned into an excellent camping, jogging, and recreational area.

Additional improvements to the property include a 4,000 sq. ft., 5 bedroom, 2 bath clubhouse, 100 x 50 swimming pool with 2 baths, several covered picnic tables, a covered pavilion, BBQ pit, kiddie play ground with various swings etc., old miniature golf area that could be fixed up again, boat dock, barns, and workshop. Paved parking lots around the clubhouse area.

The terrain is gently rolling with beautiful views and excellent sandy loam soil. Centrally located in the state with major highway access gives this property lots of potential for private, corporate, or public use.

There are two small oil/gas wells on the property. The seller owned minerals are negotiable with the sale of the property.

Possibilities or opportunities for this property might include the development of:

- R.V. Park
- Camp/Retreat Facility
- Snowbird Destination
- Wildlife/Fishing/Recreation Destination
- Membership Recreational Ranch
- Private Recreation Ranch