

Rancho El Arroyo ~ 1111+ Acres Turnkey Recreational Ranch Spectacular Views

- ◇ 1111.78 ACRES with Amazing Views
- ◇ 8 Ponds
Stocked Lake
Creek Through Ranch
- ◇ Elevation Changes
- ◇ High-Fenced with Exotics & Wildlife
- ◇ Turnkey Ranch with Equipment, Implements, & ATVs
- ◇ Location: Eastland County
1 Hour to Abilene
1 1/2 Hours to Ft. Worth
2 Hours to DFW Airport



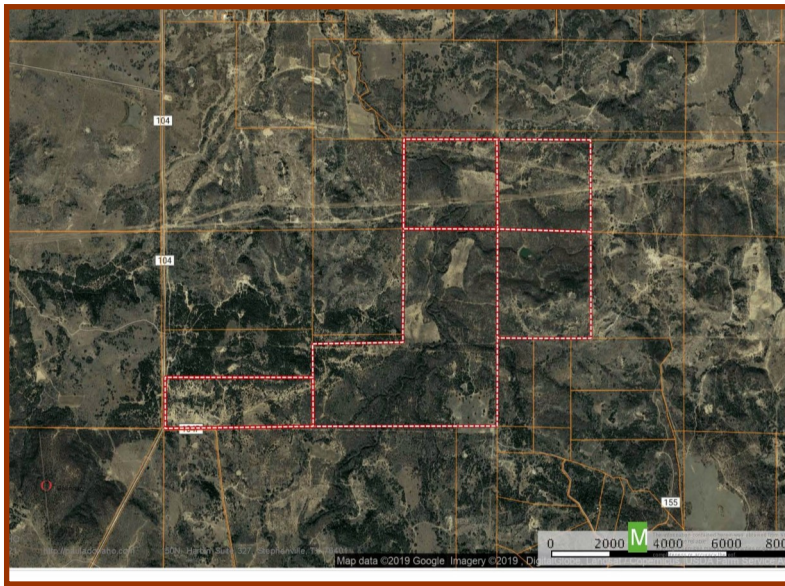
Introducing Rancho El Arroyo: A 1,111+ acre ranch in Cisco, TX in Eastland County! This spectacular property has elevation changes, 8 ponds, and 1 lake that is approximately 5 ½ acres stocked with bait fish and bass. Property also has perimeter fencing, along with interior fencing with approximately 600 acres that has high fencing. Improvements include a charming cabin, bunkhouse, an equipment barn, and other outbuildings that are situated around beautiful pond. This is a turnkey ranch with light & heavy equipment, implements, and ATVs to convey. Rancho el Arroyo is home to Llamas, American Buffalo, and Oryx that share the ranch with other wildlife, all enjoying the light to heavy cover and abundant water this ranch offers. The views are amazing throughout the ranch and spectacular at the high points. With multiple elevation changes, creeks that cross the ranch and hold water, as well as ponds and a lake, this property is a must see! Pastures are currently knee deep in native grasses and sunflowers that are fitting for the wildlife and birds. This ranch is easy to access and is within minutes to I-20.



PAULA DONAHO, Realtor
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Bunkhouse



Main Cabin



Equipment Barn



Llamas, American Buffalo, & Oryx



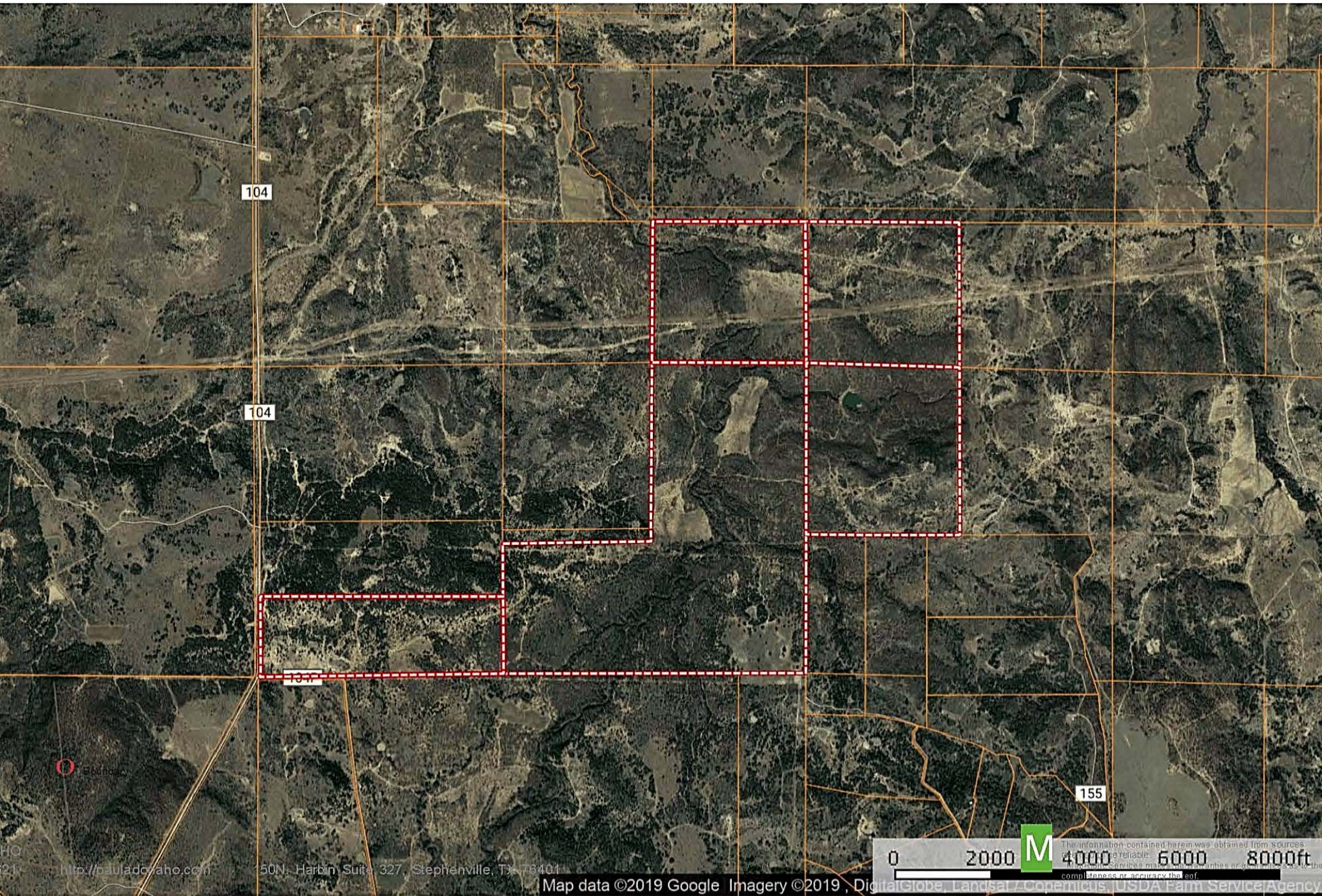
Pond Near Cabins

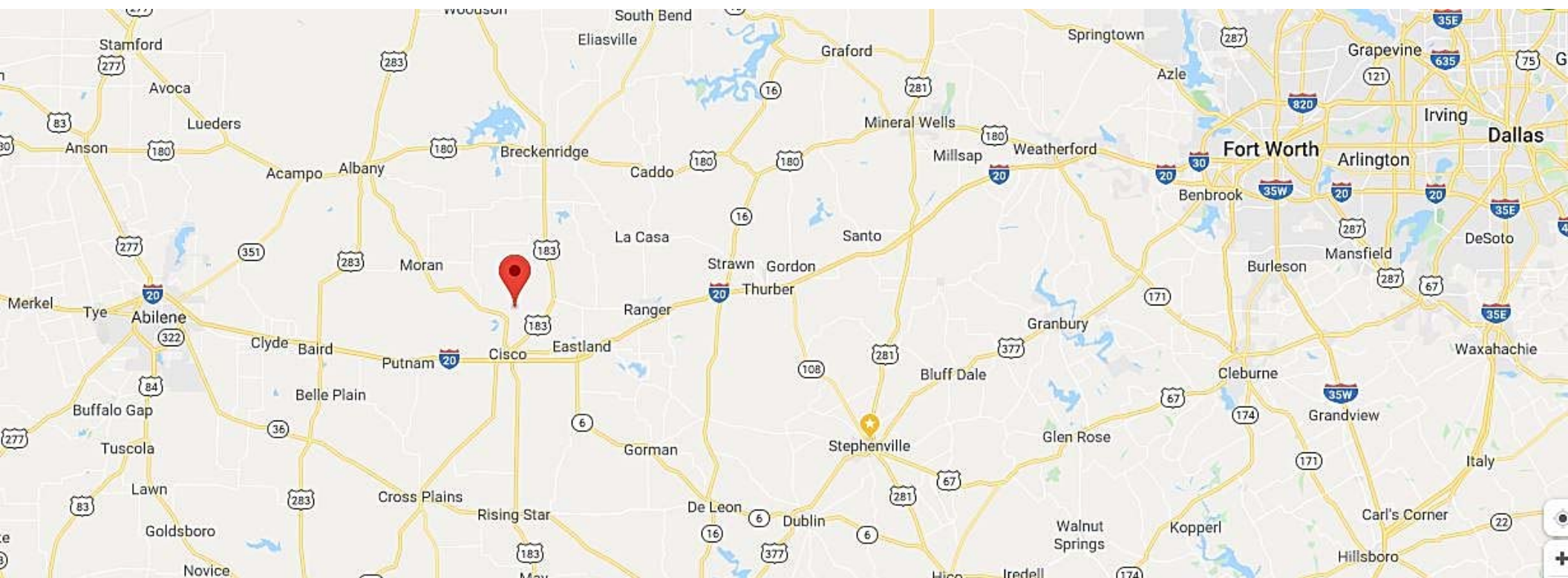


Seasonal Creek

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1111+/- Acres, Eastland County, Texas





Cross Property Customer Full View

MLS#: 14167238	Active	00 Co Road 104	Cisco	76437	LP:	\$4,391,887
	Category:	Lots & Acreage	Type:	LND-Farm/Ranch	Orig LP:	\$4,391,887
	Area:	95/1			\$ / Acre:	\$3,950.32
	Subdv:	H&Tc 233	Lake Name:			
	County:	Eastland	Plan Dvlpmnt:			
	Parcel ID:	0002121	Legal:	E/2 73 BLK 4 H&TC ABST 233 & N/2 SW/4 & 2.20	Unexempt Taxes:	\$685
	Lot:	Block: 4	MUD Dst:	No		
	Multi Prcl:	Yes				
	# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
	Road Frontage:		Feet to Road:		Road Asmt:	No
	Land SqFt:	48,429,137 /			\$/Lot SqFt:	\$0.09
Acres:	1,111.780	Lot Dimen:		Subdivided:		
HOA:	None	HOA Dues:		Will Subdiv:	No	
Crop Retire Prog:		# Lakes:		Pasture Acres:		
Land Leased:		# Ponds:		Cultivated Acres:		
AG Exemption: Yes		# Stock Tanks:		Bottom Land Acres:		
		# Wells:		Irrigated Acres:		
		# Wtr Meters:				
School Dist:	Cisco ISD					
Elementary School:	Cisco	Middle School:		High School:	Cisco	
Primary School:		Intermediate School:		Junior High School:	Cisco	
Lot Description:	Acreage, Creek, Heavily Treed, Pasture, Some Trees, Tank/ Pond	Restrictions:	Unknown Encumbrance(s)			
Lot Size/Acreage:	Over 100 Acres	Easements:	Pipe Line			
Present Use:	Agriculture, Grazing, Hunting/Fishing	Documents:	Aerial Photo, Topo Maps			
Proposed Use:	Agriculture, Exotics, Grazing, Hunting/Fishing	Type of Fence	Barbed Wire, Cross Fenced, High Fence, Slick/Smooth Wire			
Zoning Info:	Not Zoned	Exterior Buildings:	Bunk House, Hunters Cabin			
Development:	Unzoned	Barn Information:	Equipment Barn			
Street/Utilities:	Outside City Limits, Septic	Common Features:				
Other Utilities:	Co-op Electric, Electric Avail. On Site	HOA Includes:				
Topography:	Hilly, Rolling, Varied	Miscellaneous:				
Road Frontage Desc:	County	Special Notes:	Aerial Photo			
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber	Proposed Financing:	Conventional, Federal Land Bank			
Soil:		Possession:	Closing/Funding, Negotiable			
Property Description:	Rancho el Arroyo 1,111+ acre ranch in Eastland county, Cisco, TX, within 6 miles of town. Elevation changes, 8 ponds, 1) five and a half acre lake stocked with bass. Perimeter and interior fencing with approximately 600 acres that has high fencing. Charming cabin and bunkhouse also an equipment barn and other outbuildings situated around a beautiful pond. This is a turn key ranch with light & heavy equipment, implements and ATVs to convey. Rancho el Arroyo is home to Llamas, American Buffalo and Oryx, they share this ranch with other wildlife that enjoy the light to heavy cover and abundant water this ranch offers.. This Ranch is easy to access and is within minutes to I-20.					
Public Driving Directions:	Cisco TX off CR 104.					
List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO			

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