

CHESLEY RANCH

\$3,983,134

RANCH CONNECTION

Est. 1984



Selling Ranches All Over Texas

STEPHENS COUNTY

Cisco, Texas

2058.59 ACRES

Farm/Ranch Sale

RANCHING • HUNTING • RECREATIONAL • GRAZING

Cynthia Inman, Broker/Agent

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PROPERTY FEATURES:

- 1.5 hours from Ft Worth
- Hunting & grazing
- Hilly terrain
- Hunters Camp
- Scenic vistas
- Abundant wildlife
- Lakes & stock tanks
- Two working pens
- Fishing & recreation
- Fenced /cross-fenced

CR 187

Cisco, Texas 76437



This multi-generational ranch, virtually preserved in time, offers exciting opportunities for solitude in nature



The Chesley Ranch has decades of history, from cowboys riding the range to present-day hunting and grazing operations. The land remains largely untouched except for road & fence maintenance, creating a sense of wilderness and yearning for adventure. The terrain is diverse, from sandy loam flats to rocky mountaintops with scenic vistas for miles, and includes lakes, stock tanks and creeks. Awesome recreational opportunities include hunting whitetail deer, wild turkey and doves, fishing and 4-wheeling. Conveniently located between Breckenridge and Cisco, and less than 2 hours from Dallas/Ft Worth. REDUCED TO SELL, so make it yours!



Pristine Acreage



Great for Hunters



Off-road Terrain



Livestock-Equipped

CHESLEY RANCH

CR 187
Cisco, Texas 76437

PROPERTY VIEWING BY APPOINTMENT ONLY

Land

Easements

- Pipe Line
- Utilities

Game

- Dove
- Ducks
- Turkey
- Whitetail Deer

Lot Description

- Acreage
- Creek
- Heavily Treed
- Pasture
- Tank/Pond

Minerals Available

- Oil & Gas
- Water
- Wind

Soil

- Rocky/Shale

Special Notes

- Survey Available
- Verify Tax Exemptions
- Virtual Tour

Surface Rights

- All
- Mineral Easement

Present Use

- Grazing
- Hunting/Fishing

Property Type

- Farm/Ranch

Proposed Use

- Agriculture
- Exotics
- Grazing
- Hunting/Fishing

Fish

- Bass
- Catfish

Land Type

- Livestock
- Recreational

Miscellaneous

- Cattle Working Pen
- Fenced for Cattle

Road Frontage Desc

- County
- Gravel/Rock

Street/Utilities

- Gravel/Rock
- Outside City Limits

Topography

- Hilly
- Varied

Type of Fence

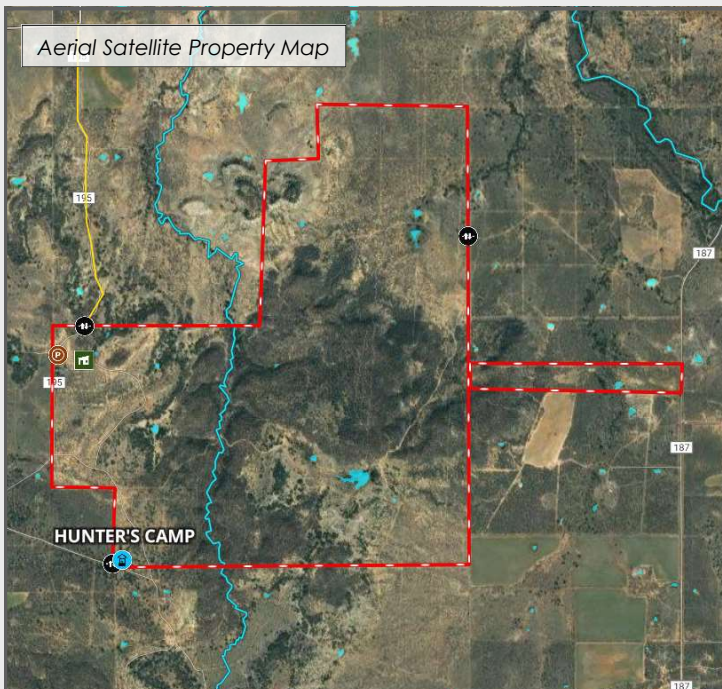
- Barbed Wire
- Cross Fenced

Will Subdivide

- No

Property Tax Exemption

- Yes



DIRECTIONS: From I-20 at Cisco, take Hwy 183 N to County Road 1032, then south on CR 187. Entrance is on the right.

The ranch is 1.5 hours west of Dallas/Fort Worth, located between the towns of Cisco and Breckenridge.

