MLS#: 14304820 Active **TBD County Road 226 Rising Star** 76471 LP: \$1,600,000 Category: Lots & Acreage Type: LND-Farm/Ranch Orig LP: \$1,600,000 Area: Subdv: 95/1 None \$5,839.42 \$ / Acre: Eastland County: Lake Name: 18908, 18909 Block: Parcel ID: Plan Dvlpmnt: Lot: Legal: Multi Prcl: MUD Dst:No Yes **Unexempt Taxes:** # of Lots: Lots Sold Sep: Lots Sld Pkg: Road Frontage: Feet to Road: Road Asmt: \$/Lot SqFt: Subdivided: Land SaFt: 11,935,440 / \$.13 Lot Dimen: 274.000 Acres: HOA: None HOA Dues: Will Subdiv: No Senior Community Y/N: Crop Retire Prog: # Lakes: Pasture Acres: 1 Land Leased: **Yes** AG Exemption: **Yes** # Ponds: # Stock Tanks: Cultivated Acres: Bottom Land Acres: # Wells: 2 Irrigated Acres: # Wtr Meters: School Dist: **Rising Star ISD** Elementary School: **Rising Star** Middle School: **Rising Star** High School: **Rising Star** Lot Description: Lot Size/Acreage: Acreage, Heavily Treed Over 100 Acres Restrictions: Easements: No Known Restriction(s) None Present Use: Hunting/Fishing Documents: Zoning Info: Not Zoned Exterior Buildings: **Hunters Cabin** Other All Weather Road Development: Street/Utilities: Barn Information: Other Common Features: HOA Includes: Other Utilities: Electric County, Gravel/Rock Road Frontage Desc: Special Notes: . Possession: Closing/Funding Surface Rights: ΑII Showing: Property Description: Mature post oaks throughout the property along with a large open field with thick brush exterior, Eastland County is where this unique property lies. 44 active oil wells throughout the property and equipment will convey. If you are looking for a good hunting place and an investment, then this could be it. Seller is willing to divide the property into smaller tracts of land with county road frontage. Public Driving Contact agent for directions.

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List Agent Name:

Shannon Prescott

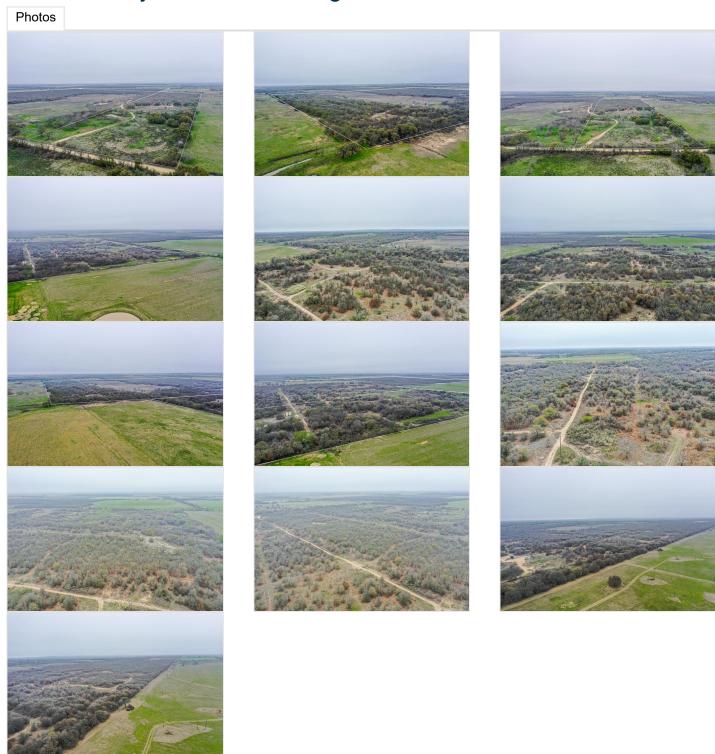
Directions:

List Office Name:

DONAHO REAL ESTATE GROUP

Cross Property Customer 360 Property View

TBD County Road 226, Rising Star, Texas 76471



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