

MLS#: **14304820**      **Active**      **TBD County Road 226**      **Rising Star**      **76471**      LP:      **\$1,600,000**



Category:	<b>Lots &amp; Acreage</b>	Type:	<b>LND-Farm/Ranch</b>	Orig LP:	<b>\$1,600,000</b>
Area:	<b>95/1</b>			\$ / Acre:	<b>\$5,839.42</b>
Subdv:	<b>None</b>				
County:	<b>Eastland</b>	Lake Name:			
Parcel ID:	<b>18908, 18909</b>	Plan Dvlpmnt:			
Lot:	Block:	Legal:			
Multi Prcl:	<b>Yes</b>	MUD Dst:	<b>No</b>	Unexempt Taxes:	

# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	

Land SqFt:	<b>11,935,440 /</b>	Acres:	<b>274.000</b>	\$/Lot SqFt:	<b>\$1.13</b>
Lot Dimen:		HOA Dues:		Subdivided:	
HOA:	<b>None</b>			Will Subdiv:	<b>No</b>
				Senior Community Y/N:	

Crop Retire Prog:		# Lakes:		Pasture Acres:	
Land Leased:	<b>Yes</b>	# Ponds:		Cultivated Acres:	
AG Exemption:	<b>Yes</b>	# Stock Tanks:		Bottom Land Acres:	
		# Wells:	<b>2</b>	Irrigated Acres:	
		# Wtr Meters:			

School Dist:	<b>Rising Star ISD</b>				
Elementary School:	<b>Rising Star</b>	Middle School:	<b>Rising Star</b>	High School:	<b>Rising Star</b>

Lot Description:	<b>Acreage, Heavily Treed</b>	Restrictions:	<b>No Known Restriction(s)</b>
Lot Size/Acreage:	<b>Over 100 Acres</b>	Easements:	<b>None</b>
Present Use:	<b>Hunting/Fishing</b>	Documents:	
Zoning Info:	<b>Not Zoned</b>	Exterior Buildings:	<b>Hunters Cabin</b>
Development:	<b>Other</b>	Barn Information:	<b>Other</b>
Street/Utilities:	<b>All Weather Road</b>	Common Features:	
Other Utilities:	<b>Electric</b>	HOA Includes:	
Road Frontage Desc:	<b>County, Gravel/Rock</b>	Special Notes:	
Soil:		Possession:	<b>Closing/Funding</b>
Surface Rights:	<b>All</b>	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 Directions: **Contact agent for directions.**

List Office Name:	<b>DONAHO REAL ESTATE GROUP</b>	List Agent Name:	<b>Shannon Prescott</b>
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## Cross Property Customer 360 Property View

TBD County Road 226, Rising Star, Texas 76471

### Photos



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