

# 5-T Ranch

60± acres

| \$864,000

| Cisco, Texas

| Eastland County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

chassmiddleton.com • (806) 763.5331



# 5-T Ranch

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## Property Description

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We are proud to offer 60± acres in Eastland County, Texas that is off the beaten path and replete with a 1,896 sq. ft. rock and log cabin home with a wrap-around porch, and a 1,200 sq. ft casita, both completely renovated for immediate occupation.

With soil types primarily sandy making hay production exceptional in years with normal rainfall. The property is comprised of 45 acres in Bermuda grass and 15 acres of post oak overstory with grass species typical of a sand base.

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## Main House

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The main house is located in a beautifully wooded and elevated portion at the west end of the property that allows a secluded, but otherwise partial view over much of the 45 acres of the Bermuda grass field. The house has been newly remodeled, including the fireplace, newly installed electric wiring throughout, new plumbing throughout, new ceiling fans, freshly painted interior, new floors, and all new appliances. Also, there is central heating and cooling. There is no doubt that the wrap-around porch will compel the new owners to spend many enjoyable hours sitting outside enjoying the views.

This property is ready to be loved immediately, as a beautiful home place or weekend getaway. All appliances and furnishings, with the exception of a few heirlooms, will convey with the sale.

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## Casita

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Approximately 1/4 mile south of the home site is a 1,200 sq. ft. casita. The casita has one bedroom, sleeping at least 6, and 2 full bathrooms, with newly installed electric wiring throughout, new plumbing, all new lighting, freshly painted interior, new floors, all new appliances and cabinets, and 2 mini splits for heating and cooling. The laundry room has been furnished with both a new washer and dryer. A new septic system has recently been completed at the site as well. All appliances and furniture will convey with the sale. This casita would be a great way to create income by advertising it as an Airbnb.

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## Water Features

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As an added incentive, a water well is located at the east end of the property and city water is provided by West Bound Water Supply Coop. Comanche Electric Coop is the electric provider.

## Livestock Improvements

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Metal pipe working pens are on location near the casita for cattle work, if needed, while an earthen stock tank is south of the pens next to the property boundary line.

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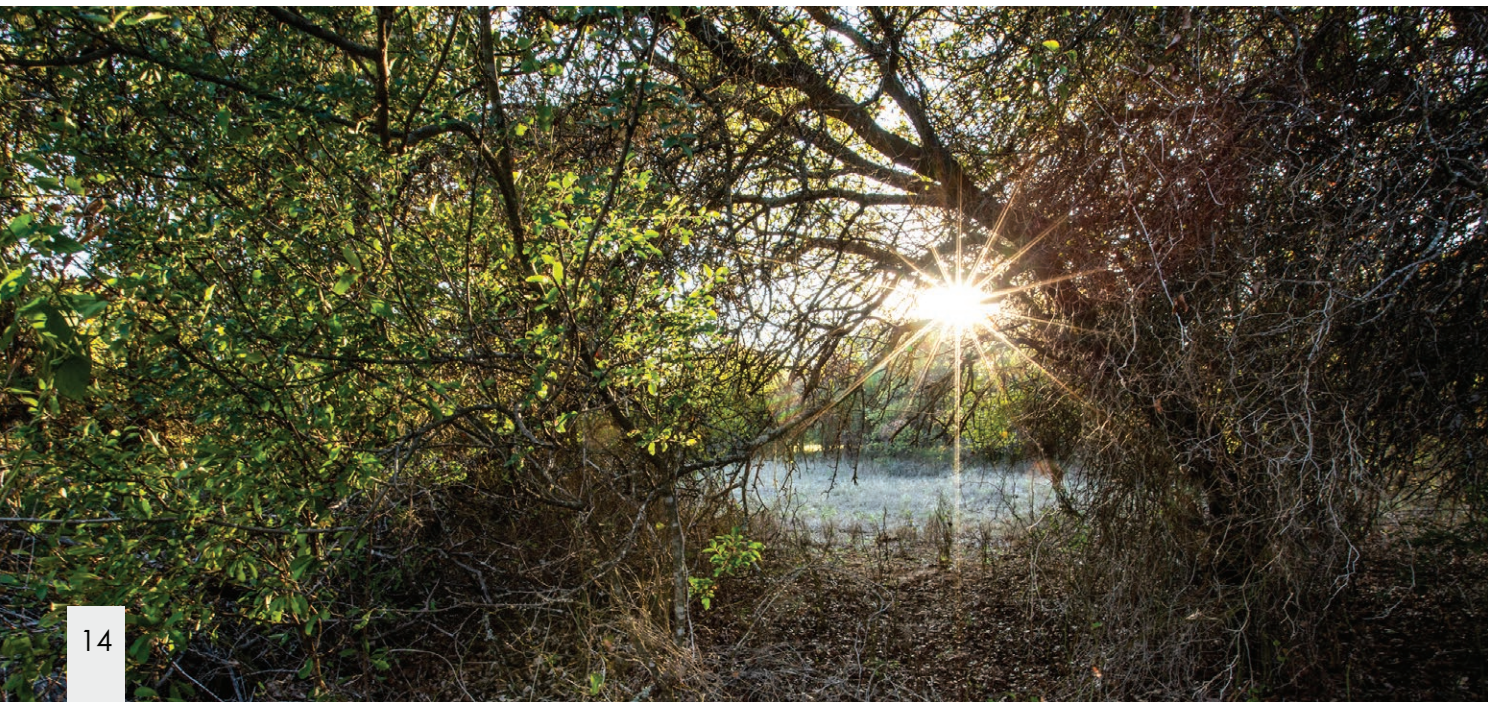


## Wildlife

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For wildlife enthusiasts, whitetail deer, wild turkey, fox, bobcat, coyote, and wild boar roam through the property. Two overhead feed dispensers are on site between the cabin and bunkhouse as a supply depot for supplemental feed, if wanted.

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## Remarks

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This beautiful property is located 14 miles from Cisco, Texas and approximately the same from Cross Plains, only 2 hours from Dallas, just 1 hour 45 minutes from Ft. Worth, and a quick 1 hour from Abilene. The 5-T Ranch is accessed by CR 217.

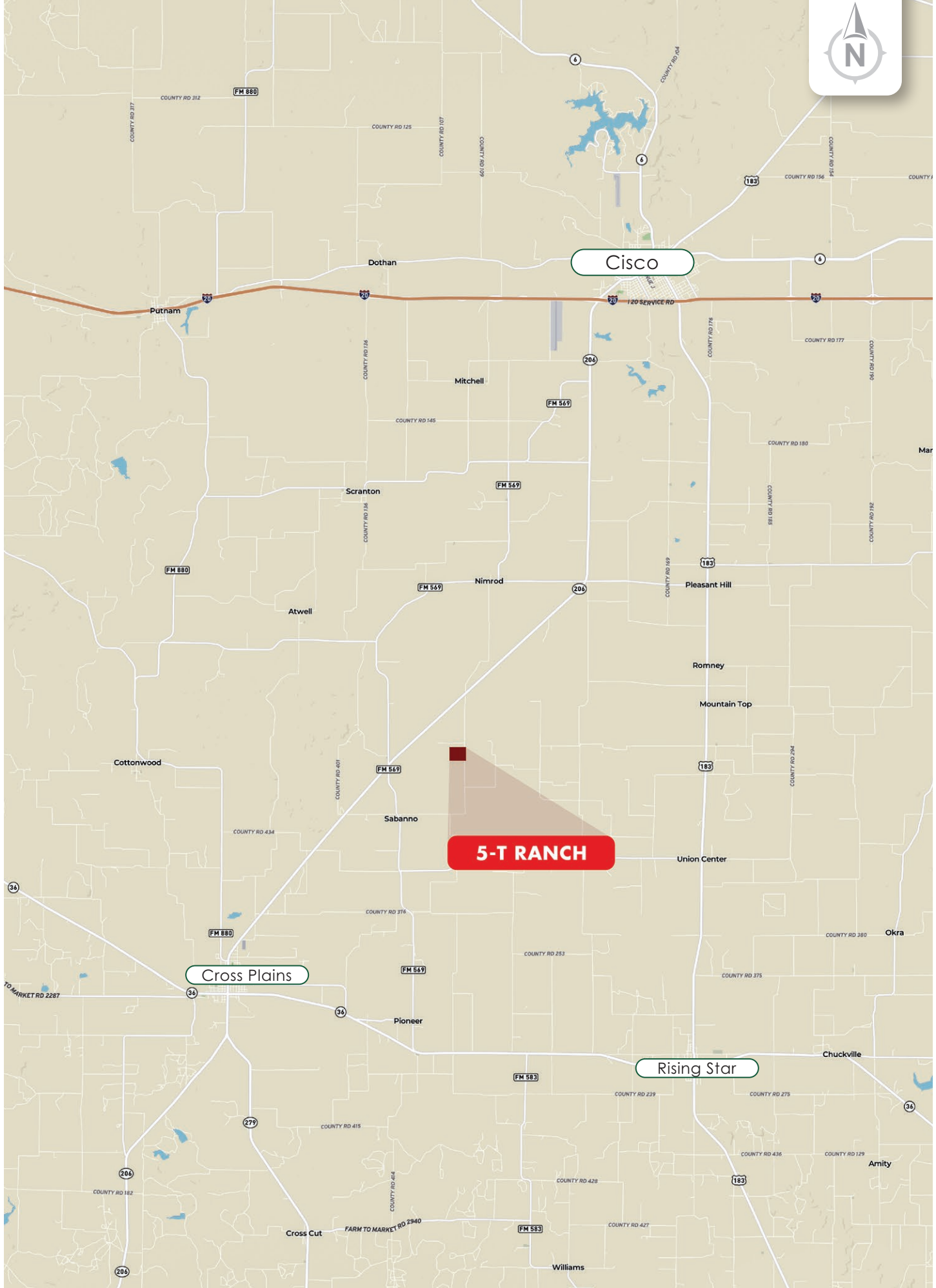
100% of any mineral rights owned and 100% of wind and solar energy rights will convey.

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Call Wyman Meinzer at (940) 256.8932 or Sylinda Meinzer at (806) 392.5396 for more information or to schedule a tour.











COUNTY RD 204-P

COUNTY RD 204-P

COUNTY RD 204-P

RD 217

COUNTY RD 217

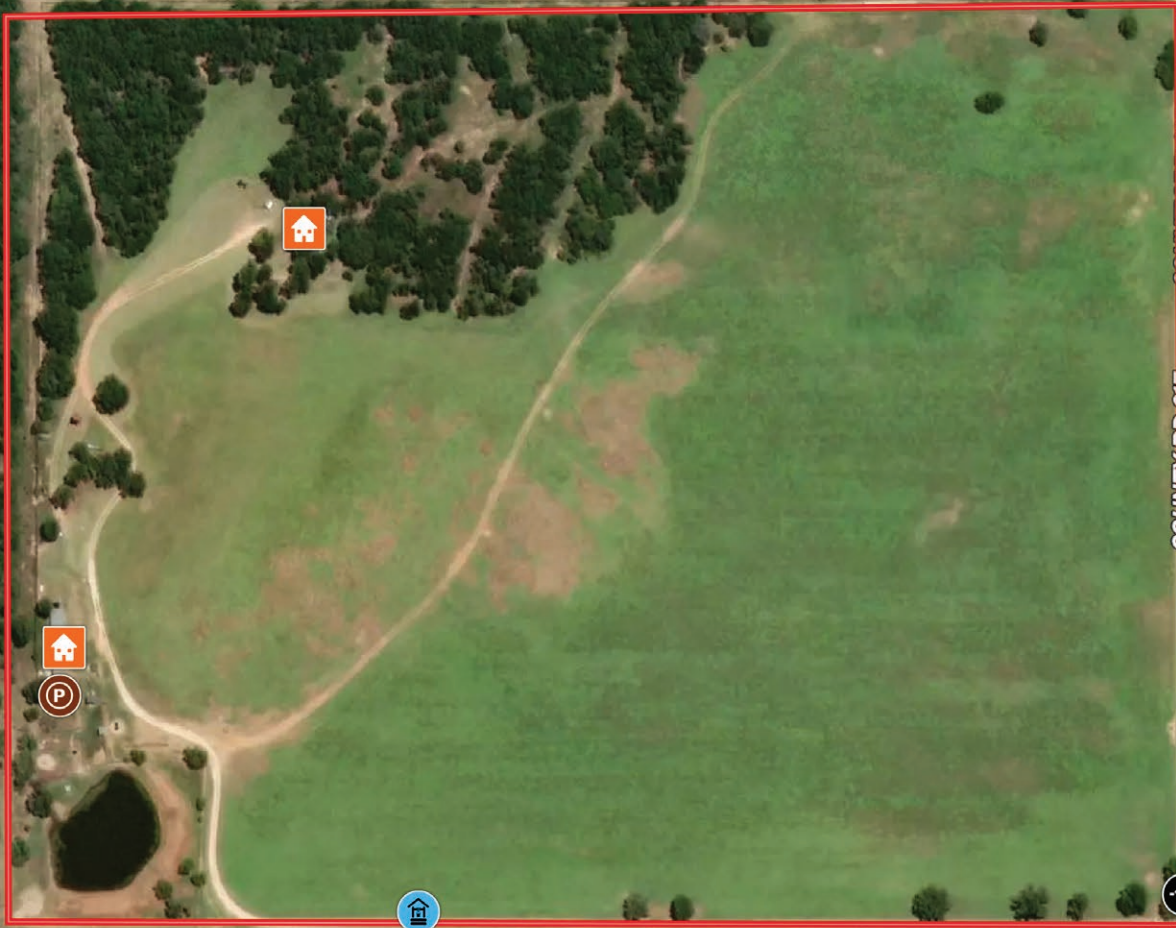
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COUNTY RD 217

COUNTY RD 217



32.2104, -99.0676





206

CO RD 217

CO RD 204-P



1700



Sabana River

1700



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Scan QR Code for more details on the 5-T Ranch.

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