

Rock Hole Ranch

Cisco, TX, 76437

High Fence 445.34 +/- Acres

\$1,558,690

Rock Hole Ranch (high game fence ranch) This 445.34+/- acre high game fence ranch is located on the Leon River and has been under strict deer management since December 2002. There is a 3 BR 2 bath home with attached garage, breeze way, shop, lake, many ponds, and deer breeding pens. The Rock Hole Ranch was high game fenced in December of 2002.



Williams Ranch Properties
254-442-1880 (office)
www.williamsranchproperties.com



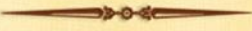
This is a ranch that is ready now for trophy whitetail to be harvested, not years down the road. There have been numerous deer with 200"+ genetics purchased and released on the property. A small number of Sika deer are on the property mainly for a little diversity but the numbers are kept very low as the main intent of the ranch is Whitetail management.



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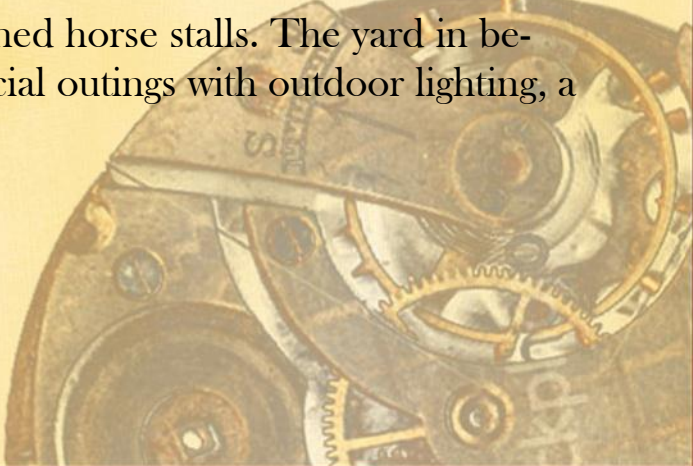
The whitetail breeding pen system consists of 10 different pens with an alley way connecting all the pens for easier deer movement from one pen to another pen. There is a water line laid underground to the pens. It is conveniently located close but not too close to the house. The breeding pens are not currently being used for deer breeding.





The house area has an additional high fence around it. The land is mostly timbered with Live oaks and Post oaks. Other trees include pecan, willow, red oak, and mesquite trees. There are numerous large hills and canyons on the property with views for miles in all directions. There are numerous self-feed protein feeders, corn feeders, and stands that will convey with the ranch. There are also three docks located on three different water bodies. The lake was stocked with Florida hybrid bass that have produced some very large sizes. A good portion of the lake was left with timber standing and has provided excellent fish habitat. The other ponds have bass, catfish, perch and crappie in various mixtures of the different ponds.

There is a pipe set of livestock pens for gathering or working cattle. The house is a very nice 3 bedroom 2 bath home with a breezeway and an attached garage. Water is supplied by a rural water line and there is a water-well for other purposes as well. It is heated and cooled with central heat and air. There are tile floors through out the house. A covered deck on the back of the house overlooks the yard area and beyond. Behind the house is a metal barn with a concrete floor that has a parking shed on one side and attached horse stalls. The yard in between the barn and the house is set up for social outings with outdoor lighting, a rock fire pit, rock bench and other amenities.





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Ranch Summary

445.34 Acres

High Fence

Cisco, TX Eastland County

Mostly wooded with various oak trees
Big hills down to the Leon River
Minerals : Convey all owned
One lake and seven ponds
Coop treated water line and water well
Several creeks join the Leon on the property
30+/- acres in field
Located south of Cisco
\$1,558,690

WILLIAMS RANCH PROPERTIES

**601 Conrad Hilton Blvd
Cisco, TX 76437**

254-442-1880 (office)

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Rock Hole Ranch
Cisco, TX



Property

 Property Line

0 0.075 0.15 0.3 0.45 0.6 Miles

