

Williams Ranch Properties

601 Conrad Hilton

Cisco, TX 76437

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<u>Total Acreage</u> = 151.63 acres	<u>Price Per Acre</u> = \$ <u>Total Price</u> = \$352,000
<u>Wooded Acreage</u> = mostly wooded	<u>County</u> = Eastland
<u>Terrain</u> = rolling elevation	<u>Minerals</u> = convey all owned minerals and royalties.
<u>Timber Types</u> = mostly live oak with pecan, post oak and mesquite trees.	<u>Fences</u> = perimeter
<u>Ponds / Tanks</u> = one lake and two ponds	<u>Waterline / Water well</u> = water line with meter.
<u>Creeks</u> = two creeks	<u>Fields</u> = scattered fields used for wildlife.
<u>Hunting</u> = deer, turkey, hogs, dove, duck, quail.	<u>Location</u> = Just East of Eastland between Olden and Eastland.
<u>Improvements / Buildings</u> = Older frame home with central heat/air.	
<u>Additional Information</u> = 151.63 +/- acres Live Oaks, lots of water, house. This property is mostly wooded with Live Oak trees and a few scattered fields for wildlife. The property has an abundance of surface water from one newer large body of water to two other ponds, creeks and sub irrigated areas on the property. There is an older frame home with central heat/air with a water line. Elevation changes from rolling hills to creek bottoms. The property is located just a few minutes from Eastland located between Eastland and Olden. Wildlife for hunting or viewing includes deer, turkey, hogs, dove, duck, and quail. Call Williams Ranch Properties at 254-442-1880 for more details.	

The data furnished here is deemed to be reliable, but is not guaranteed by this broker, agent, or cooperating brokers, and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.
