



**PIONEER RANCH**  
**Eastland County, Texas**  
**656.3 +/- Acres**

# PIONEER RANCH

Acres: 656.3+/-

County: Eastland

Price: \$2,067,345.00



Lee, Lee & Puckitt is excited to offer this beautiful Eastland County ranch for sale! The ranch has been owned by the same family for an extended number of years where they have run cattle and hunted.

The ranch is a unique shape with 4 tracts. FM 569 divides the ranch, and 2 tracts lie on each side. On the west side there is a 25.25-acre tract along with a 22.41-acre tract. These tracts are 450 yards from corner to corner down FM 569. The east side of 569 holds the other 2 tracts, at 377.72 acres and 230.55 acres. There is also a .37-acre tract that connects the corners of the two big tracts for access once you are off the blacktop. From entrance to entrance of the big tracts down FM 569 is .7 miles. There is a 270-yard recorded deed to access the southwest corner of the 230.55-acre tract. There is also access to the 230.55-acre tract on the southeast corner by way of County Road 239.

**Location:** The ranch's Southwest corner is where the old town of Pioneer was. It runs along FM 569 for 1.2 miles of road frontage. It is located 5 miles East of Cross Plains, Texas, 8 miles West of Rising Star, Texas, and for a big city you would travel 45 miles Northwest to Abilene, Texas.

**Water:** The main water on the ranch is a beautiful 8-acre lake when full! There are 5 other small ponds on the ranch for wildlife and livestock to water at. There are also 3 water wells, condition unknown.

**Terrain:** The pioneer ranch is flat with a very gentle roll in places. Around 300 acres is sub irrigated Tifton hay, and with a little work these would be high producing fields as they once were! There is a pecan orchard with around 60 producing trees on the North side of the ranch. The rest of the land is native pasture with many post oak trees, providing adequate bedding areas for wildlife. The soil is mostly sandy loam.



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**Recreation:** The opportunities are endless for hunting on the Pioneer Ranch. It is home to an abundance of wildlife including whitetail deer, turkey, hogs, dove, quail, waterfowl, and much more. They have taken many nice bucks through the years, and with a good management program in place, there would be a high ceiling for the whitetail herd. The thick brush the property has to offer is some of the best habitat around, and that draws in game from all directions. Implementing a feeding program would boost hunting opportunities as well. The lake provides great waterfowl hunting for many species of ducks.

**Minerals:** The ranch is being sold surface only.

**Comments:** The grass on the ranch is abundant, and the ranch could house a lot of livestock. Border fences and interior fences are all in very good condition. With some weed killer and fertilizer, the fields on the property would be as good as it gets. Hunting would be classified as great on this ranch, and it has never been pressured. It truly is a wildlife paradise.

The Pioneer Ranch is being offered at \$3150 per acre, which is extremely competitive for this highly sought after area of Texas.

**Disclaimer:** The information contained herein is compiled from resources believed to be accurate. No warranties on the state of ownership of real or any personal property nor any representation as to its accuracy are made by Lee, Lee and Puckitt Associates, Inc., and/or its agents/brokers.



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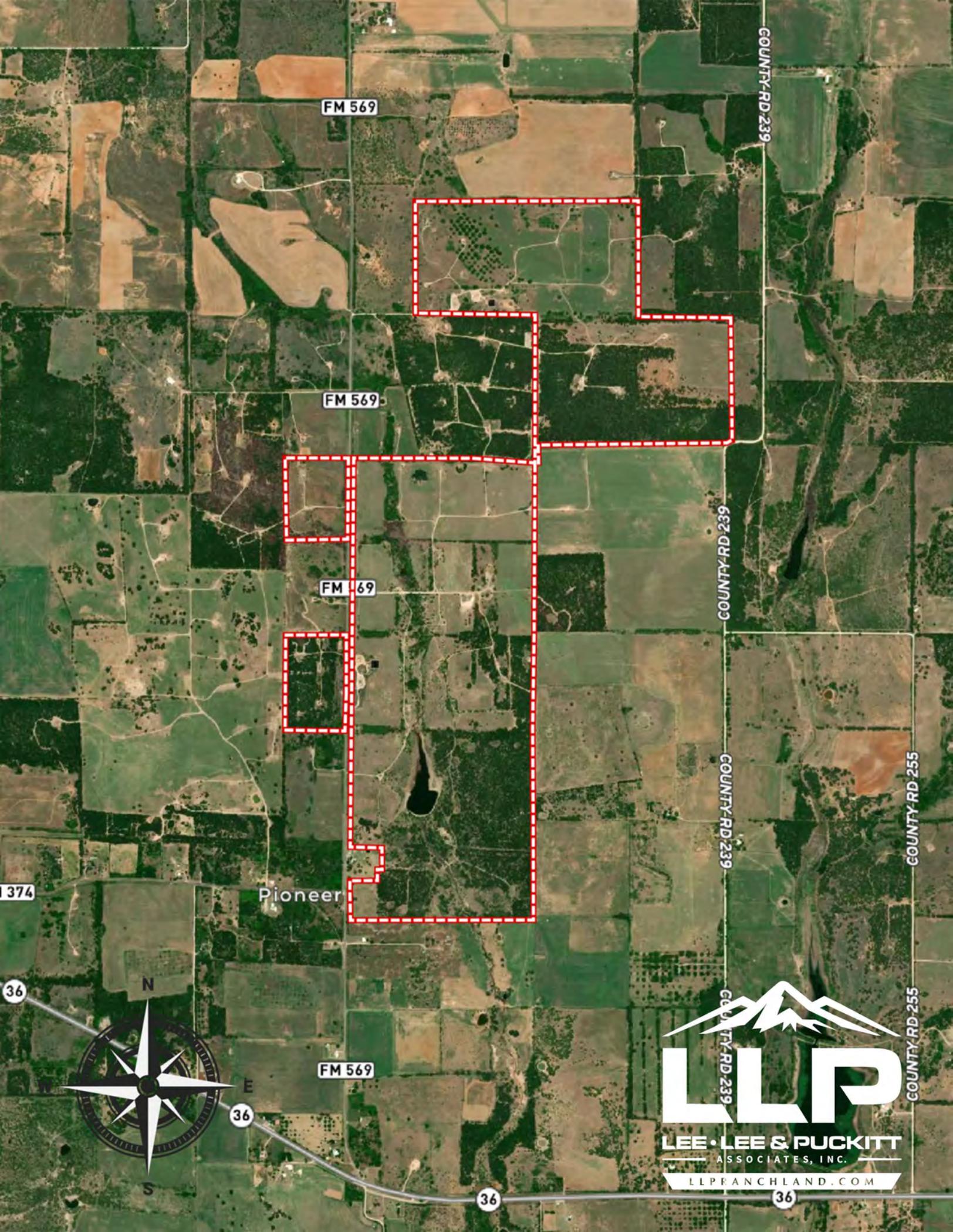
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FM 569

COUNTY RD 239

FM 569

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Pioneer

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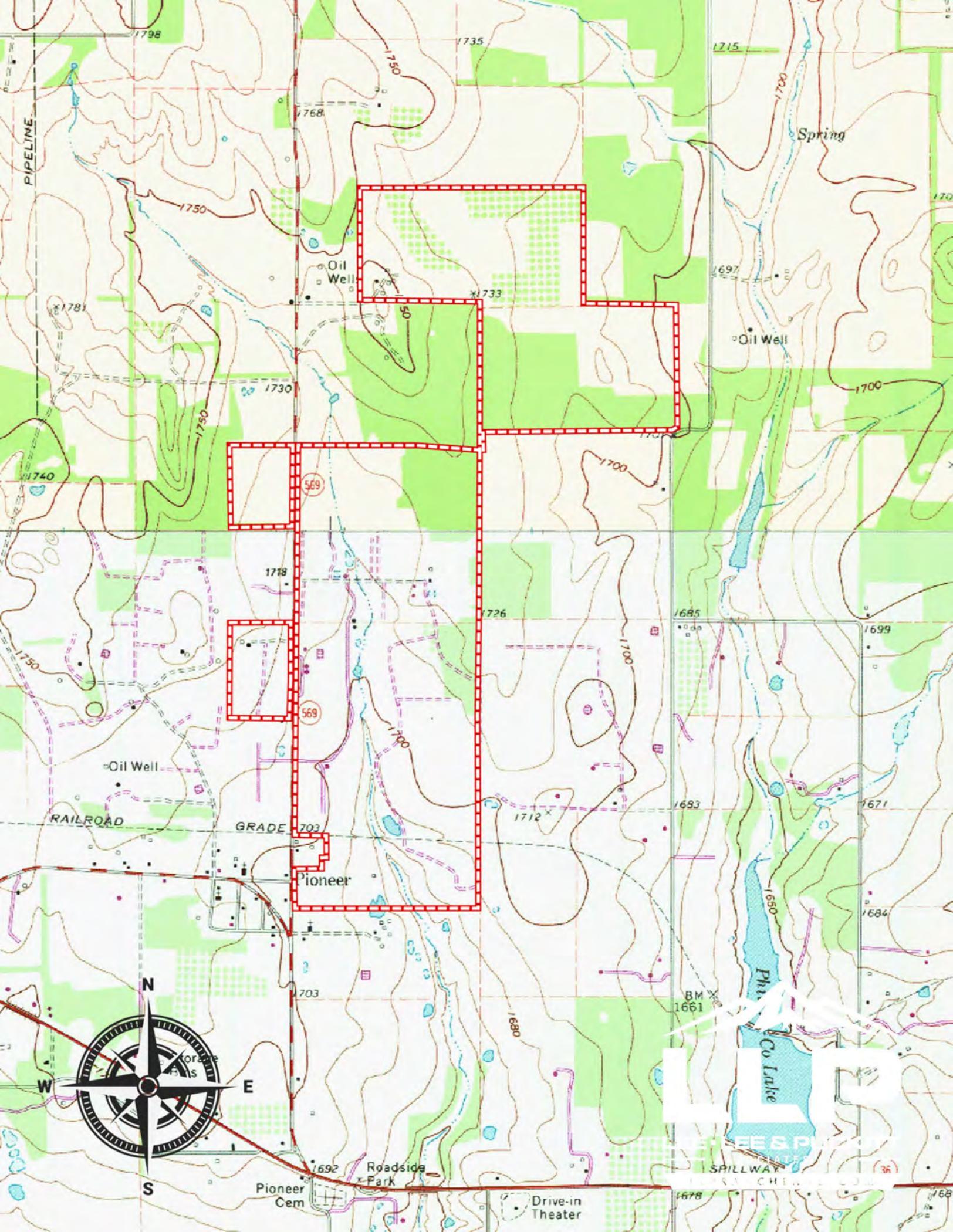
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PIPELINE

Spring

Oil Well

Oil Well

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RAILROAD

GRADE 703

Pioneer

BM 1661

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SPILLWAY

Drive-in Theater



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