

# TBD TX-206, Cisco, Texas 76437

**MLS#:** 21246887 Incomplete  
**Property Type:** Land

**TBD TX-206 Cisco, TX 76437**  
**SubType:** Unimproved Land

**LP:** \$140,000  
**OLP:**



**Subdivision:** A Winfrey 548  
**County:** Eastland  
**Country:** United States  
**Parcel ID:** [0002091](#)  
**Lot:** 10 **Block:**  
**Legal:** LOT 10 A WINFREY AB 548  
**Unexempt Tx:** \$15  
**Spcl Tax Auth:**

**Lst \$/Acre:** \$8,567.93  
**Lake Name:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Land SqFt:** 711,770 **Acres:** 16.340 **\$/Lot SqFt:** \$0.20  
**Appraisr:** **Subdivided:** No  
**Lot Dimen:** **Will Subdv:** No

**HOA:** None **HOA Co:**  
**HOA Website:**  
**HOA Management Email:**

## General Information

**Crop Retire Prog:** **# Lakes:** **Pasture Acres:** 16.34  
**AG Exemption:** Yes **# Wells:** **Bottom Land Ac:**

## School Information

**School Dist:** Cross Plains ISD  
**Elementary:** Cross Plains **Middle:** Cross Plains **High:** Cross Plains

## Features

<b>Lot Description:</b> Acreage, Brush, Many Trees, Native - Oak	<b>Restrictions:</b> No Known Restriction(s)
<b>Lot Size/Acres:</b> 10 to < 50 Acres	<b>Easements:</b> Utilities, Other
<b>Present Use:</b> Pasture, Recreational, Unimproved, Vacant	<b>Documents:</b> Aerial Photo
<b>Proposed Use:</b> Agricultural, Hunting/Fishing, Manufactured Home, Recreational, Unimproved	<b>Type of Fence:</b>
<b>Zoning Info:</b> Unzoned	<b>Exterior Bldgs:</b>
<b>Development:</b> Unzoned	<b>Miscellaneous:</b>
<b>Street/Utilities:</b> Asphalt, Electricity Available, Outside City Limits	<b>Road Frontage:</b>
<b>Road Front Desc:</b> Highway	<b>Prop Finance:</b> Cash, Conventional, Texas Vet
<b>Road Surface:</b> Asphalt	<b>Possession:</b> Closing/Funding
<b>Soil:</b> Sandy Loam	<b>Showing:</b> Appointment Only
<b>Surface Rights:</b>	<b>Plat Wtrfn Bnd:</b>
<b>Waterfront:</b>	<b>Lake Pump:</b>
<b>Vegetation:</b> Brush, Heavily Wooded	
<b>Horses:</b> Yes <b>Dock Permitted:</b>	

## Remarks

**Property Description:** Escape to the possibilities with this 16.34± acre tract in Eastland County. This unimproved property offers abundant tree and brush coverage, providing excellent habitat for wildlife. Currently ag-exempt, it's a great opportunity for those looking to invest, build, or enjoy recreational use. Electricity is available on-site at the corner of the property, and the property sits over both major and minor aquifers, making it well-suited for drilling a private water well. Whether you're envisioning a future homesite, weekend getaway, or hunting retreat, this land is ready for you to make it your own.

**Public Driving Directions:** Head South out of Cisco onto TX-206 South for roughly 12 miles. Property will be on the left.\*\*Buyers & Buyer's Representative to Verify Utilities, Measurements, Schools, Taxes, & All Other Information\*\*

**Seller Concessions YN:**

## Agent/Office Information

**CDOM:** **DOM:** **LD:** 04/20/2026 **XD:** 10/20/2026

**List Type:** Exclusive Right To Sell

**List Off:** [Trinity Ranch Land Cisco \(TRLCIS1\) 254-442-4181](#)

**LO Fax:** 855-398-4520 **Brk Lic:** 0432195

**LO Addr:** 601 E I20 ACCESS RD CISCO, Texas 76437

**LO Email:**

**List Agt:** [Gayelena Rener \(0826008\) 325-260-5250](#)

**LA Cell:** 325-260-5250 **LA Fax:**

**LA Email:** [gayelena@trinityranchland.com](mailto:gayelena@trinityranchland.com)

**LA Othr:**

**LA/LA2 Texting:** Yes/

**LA Website:**

**LO Sprvs:** Karen Lenz (0432195) 254-725-4181

## Showing Information

**Call:** Agent  
**Keybox #:** 0000

**Appt:** 325-260-5250  
**Keybox Type:** None

**Owner Name:** Brewer  
**Seller Type:** Standard/Individual

**Show Instr:** Call Agent for Appt Gayelena Rener 325-260-5250

**Show Allowed:** Yes

**Show Srvc:** None

**Showing:** Appointment Only

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Prepared By: Annie Conger Trinity Ranch Land Cisco on 04/23/2026 10:28

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