

9100 FM 569, Cisco, Texas 76471

MLS#: 21396742 **N** Active
Property Type: Land

9100 FM 569 Cisco, TX 76471-1881
SubType: Ranch

LP: \$769,000
OLP: \$769,000

Recent: 09/26/2026 : NEW



Subdivision: T Benson
County: Eastland
Country: United States
Parcel ID: [8137](#)
Parcel ID 2: 8351
Lot: **Block:**
Legal: 774 T BENSON AB 21
Spcl Tax Auth:

Lst \$/Acre: \$8,439.42

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No

PID:No

Land SqFt: 3,969,187 **Acres:** 91.120 **\$/Lot SqFt:** \$0.19
Lot Dimen: **Will Subdv:** No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Land Leased:
AG Exemption: No

Tanks/Ponds: 2
Wells: 3

Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Cross Plains ISD
Elementary: Cross Plains

Middle: Cross Plains

High: Cross Plains

Features

Lot Description: Acreage, Brush, Native - Oak, Tank/ Pond
Lot Size/Acres: 50 to =< 100 Acres
Present Use: Hunting/Fishing, Investment, Mobile Home, Ranch, Recreational
Proposed Use: Hunting/Fishing, Investment, Mobile Home, Ranch, Recreational, Single Family
Zoning Info: Unzoned
Development: Unzoned
Street/Utilities: Electricity Connected, Septic, Well
Road Front Desc: FM Road
Crops/Grasses: Coastal Bermuda
Soil:
Surface Rights:
Waterfront:
Vegetation: Brush

Restrictions: No Known Restriction(s)
Easements: Other

Documents:

Type of Fence: Barbed Wire
Exterior Bldgs: Shed(s)

Miscellaneous:
Special Notes:
Prop Finance: Cash, Conventional
Possession: Closing/Funding
Showing: Appointment Only
Plat Wtrfn Bnd:

Remarks

Property Description: Set up and ready to enjoy, this 91.12± acre Eastland County hunting ranch offers the combination hunters look for—thick cover, multiple water sources, established food plot areas, elevation changes, and abundant wildlife. Approx. 70 acres are covered in thick native brush and mature Oaks, Pecan, Mesquite & wild plum, creating excellent bedding, travel corridors & wildlife habitat. An additional 20± acre Coastal field provides open ground for grazing, hay production or expanding food plots. The varied terrain and elevation changes add character to the ranch while providing excellent vantage points and hunting locations. Wildlife is plentiful, with large whitetail deer, hogs, dove, duck & quail making the property their habitat. Deer blinds, feeders, protein feeders & game cameras convey. An observation tower provides another great location for watching wildlife and enjoying the views. Water is a major asset with 3 water wells, 2 submersible pumps, a windmill & 2 surface tanks, providing multiple water sources for wildlife and livestock. County water is also available along the paved road if desired. The main well to house tested out at 26 gpm per owner. The furnished 2-bedroom, 2-bath mobile home makes a comfortable hunting cabin, weekend getaway or place to stay while building a new home. Furnishings convey, making this an easy property to begin enjoying immediately. The ranch is being offered with valuable equipment already in place, including a John Deere tractor, 4-wheeler & ATV to be sold separately and hunting equipment, feeders and blinds. Whether you're looking for a turnkey hunting property, recreational ranch, weekend retreat or a private place to build your permanent country home, this property offers tremendous versatility. Conveniently located approximately 10 minutes from Cross Plains, 20 minutes from Cisco, 30

minutes from Eastland & 2 hours from Fort Worth. Come experience this well-equipped Eastland County ranch and see everything it has to offer.

Public Driving Directions: From Cross Plains, drive east on Hwy 36. After about 3 miles, take a slight left turn onto FM-374. After about 1.5 miles, turn left onto FM-569. In about 2 miles, the property will be on the left. The property's entrance is right past our signs.

Private Rmks: John Deere tractor, 4-wheel

Seller Concessions YN:

Agent/Office Information

CDOM: 3 **DOM:** 3 **LD:** 09/25/2026 **XD:** 03/25/2027

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene/Tuscola](#) (TRLAB) 325-261-0319 **LO Fax:** **Brk Lic:** 0432195

LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562 **LO Email:**

List Agt: [Christina Prince \(0834404\)](#) 325-386-9773 **LA Cell:** 325-386-9773 **LA Fax:**

LA Email: christina@trinityranchland.com **LA Othr:** **LA/LA2 Texting:** Yes/Yes

List Agt 2: [Karen Lenz](#) (0432195) 325-668-3604 **LA2 Cell:** 325-668-3604

LA Website: **LA2 Email:** karen@trinityranchland.com

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

Showing Information

Call: **Appt:** **Owner Name:** Chappell

Keybox #: 0000 **Keybox Type:** Combo **Seller Type:** Standard/Individual

Show Instr: Appointment only. Contact Christina (325) 386-9773 or Karen (325)668-3604 for showing. ATV needed to show.

Show Allowed: Yes

Show Srvc: None

Showing: Appointment Only

Prepared By: Lori Jobe Trinity Ranch Land Cross Plain on 09/28/2026 14:07

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