

TBD Hwy 206, Cisco, Texas 76437

MLS#: 21166531 **N** Active

TBD Hwy 206 Cisco, TX 76437

LP: \$110,000

Property Type: Land

SubType: Unimproved Land

OLP: \$110,000

Recent: 01/30/2026 : NEW



Lst \$/Acre: \$10,607.52
Subdivision: H&Tc 1980
County: Eastland
Country: United States
Parcel ID: [0069748](#)
Lot: **Block:** 3
Legal: SE OF THE SW/4 94 BLK 3 H&Tc AB 1980
Unexempt Tx: \$18
Spcl Tax Auth: **PID:**No
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No
Land SqFt: 451,717 **Acres:** 10.370 **\$/Lot SqFt:** \$0.24
Lot Dimen: **Will Subdv:** Subdivided

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

General Information

Crop Retire Prog: **# Lakes:** 10.00
AG Exemption: Yes **# Wells:**
Pasture Acres: 10.00
Bottom Land Ac:

School Information

School Dist: Cisco ISD
Elementary: Cisco
Primary:
Middle:
Jr High: Cisco
High: Cisco
Sr High:

Features

Lot Description: Acreage, Agricultural, Brush, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak, Native - Shinnery, Pasture, Rolling Slope, Rugged, Varied
Lot Size/Acres: 10 to < 50 Acres
Present Use: Agricultural, Development, Investment, Livestock, Pasture
Proposed Use: Agricultural, Barndominium, Grazing, Horses, Hunting/Fishing, Livestock, Manufactured Home, Mini-Storage, Mobile Home, Pasture, Recreational, Residential, Single Family
Zoning Info: Not zoned
Development: Unzoned
Street/Utilities: Asphalt, Co-op Electric, Electricity Available, Rural Water District
Road Front Desc: Highway
Road Surface: Asphalt
Crops/Grasses: Native
Soil: Rocky/Shale, Sandy Loam
Restrictions: No Known Restriction(s)
Easements: Utilities
Documents: Aerial Photo, Survey, Topo Maps
Type of Fence: Barbed Wire, Partial
Exterior Bldgs:
Miscellaneous:
Road Frontage:
Special Notes: Aerial Photo
Prop Finance: Cash, Conventional, Federal Land Bank, Owner Will Carry, Texas Vet Closing/Funding
Possession: Appointment Only, Combination Lock Box
Showing:
Plat Wtrfn Bnd:

Remarks

Property Description: Discover the perfect blend of privacy, accessibility, and natural beauty with this 10.37-acre property featuring direct road access to Highway 206. Dotted with mature, picturesque oak trees, the land offers a serene and secluded setting ideal for Hunters, outdoor enthusiasts, recreational use, or building your dream retreat. The natural landscape provides both shade and privacy while maintaining convenient access to nearby amenities. Additional acreage is available for those seeking even more space and opportunity. Owner financing available. Owner financing terms: Price will be \$140,000 Down payment: \$10,000, Term: 10 years, Interest rate: 10%, Monthly payments: \$1,717. ? No prepayment penalties, ? No credit history required, ? No bank processes involved
Public Driving Directions: From Cross Plains, head North on Hwy 206 for 13 miles, property will be on your right. From Cisco head South on Hwy 206, drive 9.7 miles, property will be on your left.
Private Rmks: Survey & Aerial in Documents
Seller Concessions YN:

Agent/Office Information

CDOM: 1 **DOM:** 1 **LD:** 01/29/2026 **XD:** 07/28/2026
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
List Agt: [Brayden Wiesen \(0756811\)](#) 307-630-3578
LA Email: brayden@trinityranchland.com
LA Website:
Pref Title Co: Big Country Title

LO Email:
LA Cell: 307-630-3578 **LA Fax:**
LA Othr: (307) 630-3578 **LA/LA2 Texting:**
LO Sprvs: Karen Lenz (0432195) 254-725-4181
Location: 116 N Seaman St. 254-629-8548

Showing Information

Call:	Agent, Office	Appt:	307-630-3578	Owner Name:	PD CYBERLOTS CL LLC
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Standard/Individual
Show Instr:	Call or text Brayden 307-630-3578 or call office 254-442-4181 for combo				
Show Allowed:	Yes				
Show Srvc:	None				
Showing:	Appointment Only, Combination Lock Box				
Consent for Visitors to Record:	Audio, Video				

Prepared By: Annie Conger Trinity Ranch Land Cisco on 01/30/2026 13:41

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