

3164 FM 2563, Eastland, Tx - Additional Information

- New aerobic septic installed 2024
- 8 water wells, not all currently used
- Multiple pastures and mainly post oaks
- Perennial grasses in the pastures: Bluestem, Love grass, Klein grass, and Green Sprangletop. Treated and maintained yearly.
- Coastal fields
- 4 deer blinds and 5 feeders to remain on the property
- When full, the approximate 12 acre reservoir is 25' deep and stocked with bass and catfish. Couple smaller tanks located on the property
- Generac generator for water well and house
- 250 gallon propane tank
- 40x60 shop with 200 amp power, 4 manual OH doors with one drive thru
- Canopy attached to shop of equipment or RV parking. 50 amp power for RV
- Cattle pens and corrals
- Transmission high line
- New gas pipeline installed 2024 along property line close to FM 2563
- Sellers owns 50% of the minerals