

34.713+/- Acres & Home Callahan County

Immaculate 34.7 + or- acres with a 2 bed 2 bath log & rock home & a 1 bd 1 bath, kitchen guest house in the Clyde School District. This property is set-up for horses & running cattle. There are pens & horse stalls in place & piped with water. There is a metal constructed four-car carport, separate tack room with feed & hay storage & a nice metal constructed chicken coop. The property is located outside of Clyde but close enough to Clyde and Abilene for easy access. Property could be a great Air B&B or use the additional guest house for family to stay. The property also has a 30'x 40' shop with large doors on each end & a walk thru door, overhang for parking your tractor out of the weather, the shop has electricity as well. Good grass being both coastal & native & great sandy loam soil. One tank on the front of the place, all fences & cross fences are in great shape. Paved road frontage & the house sits back off the road. This is one of the cleanest properties you will probably find.



\$730,000

Mike Gray, Realtor
325-386-7403
mikeg@trinityranchland.com

Stephen Reid, Realtor
432-301-5517
stephen@trinityranchland.com
www.trinityranchland.com

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



SELLING TEXAS RANCHES AND HOMES

601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Callahan
- Schools – Clyde I.S.D.
- Surface Water – 1 Tank/Pond
- Well – N/A
- Outbuildings – 2BR/2B Home w/
1BR/1B Bunkhouse, 30'X40' Shop,
& 4-Car Carport
- Soil Type – Sandy Loam
- Terrain – Slight Roll
- Hunting – Whitetail, Hogs, Small
Game, & Dove
- Ag Exempt – Yes
- Minerals to Convey – Yes (Any
Owned)
- Taxes – \$2,295
- Price – \$730,000
- MLS – 20653837 & 20656278



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