

901 S Ave A, Cross Plains, Texas 76443

MLS#: 20982126 Active
Property Type: Land

901 S Ave A Cross Plains, TX 76443
SubType: Ranch

LP: \$1,104,374
OLP: \$1,104,374



Lst \$/Acre: \$5,224.34

Subdivision: ABST 2 SEC 777 WG Anderson

County: Callahan

Lake Name:

Country: United States

Parcel ID: [R000139](#)

Plan Dvlpm:

Parcel ID 2: R000140,R000141,R000142

Lot: **Block:**

MultiPrcl: Yes **MUD Dst:** No

Legal: ACRES: 211.4 +/- Acres ABST 2 SEC 777 W G ANDERSON

Unexmpt Tx: \$438

Spcl Tax Auth:

PID:No

Land SqFt: 9,208,148

Acres: 211.390

\$/Lot SqFt: \$0.12

Lot Dimen:

Will Subdv: Yes

Land Leased: Yes

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog: No

Land Leased: Yes

AG Exemption: Yes

Lakes:

Tanks/Ponds: 4

Wells: 4

Pasture Acres:

Cultivated Acres: 165.00

Bottom Land Ac:

School Information

School Dist: Cross Plains ISD

Elementary: Cross Plains

Middle: Cross Plains

High: Cross Plains

Features

Lot Description: Acreage, Agricultural, Cleared, Few Trees, Level, Native - Mesquite, Native - Oak, Pasture, Tank/ Pond

Lot Size/Acres: Over 100 Acres

Restrictions: No Known Restriction(s)

Present Use: Agricultural, Grazing, Horses, Hunting/Fishing, Livestock, Pasture, Recreational

Easements: Utilities

Proposed Use: Agricultural, Barndominium, Cattle, Feed Lot, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Manufactured Home, Mixed Use, Mobile Home, Orchards/Vineyards, Pasture, Ranch, Recreational, Residential

Documents: Aerial Photo

Zoning Info: Unknown

Type of Fence: Barbed Wire, Cross Fenced

Development: Unzoned

Exterior Bldgs:

Street/Utilities: Electricity Connected, Outside City Limits, Private Road, Well

HOA Includes:

Topography: flat to slight roll

Miscellaneous:

Road Front Desc: City Street, Private Road

Road Frontage:

Road Surface: Asphalt, Gravel

Special Notes:

Crops/Grasses: Coastal Bermuda, Improved Pasture, Native, Small Grain

Soil: Sandy Loam

Prop Finance: 1031 Exchange, Cash, Conventional, Federal Land Bank, Texas Vet

Surface Rights:

Possession: Closing/Funding

Waterfront:

Showing: Appointment Only, Combination Lock Box

Vegetation: Grassed, Partially Wooded

Plat Wtrfn Bnd:

Horses: Yes **Dock Permitted:**

Lake Pump:

Remarks

Property Description: Prime Texas Acreage – 211.4± Acres Near Cross Plains Discover your opportunity to own a beautiful piece of Texas just outside the city limits of Cross Plains. This 211.4± acre property offers an ideal setting for building your dream home, raising horses or livestock, or developing into a productive agricultural operation. The land features expansive coastal and cultivated fields with scattered mature oak trees, providing both open space and natural beauty. The sandy and sandy loam soil is well-suited for planting, grazing, or creating a horse arena. Four tanks (ponds) are located on the property—two of which are seasonal and may dry during drought conditions. Water access is excellent, with 4 water wells (including 2 with a solar pump & 2 on electric), and a City of Cross Plains water meter already in place. Electricity is available on-site, and there are multiple potential homesites that offer privacy while remaining conveniently close to town. The property is perimeter fenced and partially cross-fenced, with small grain crops currently planted in both the far southeast and far west pastures. Access is available from Avenue A on the northwest side, and via a private road on the southern boundary. Important: No trespassing. Property shown by appointment only with a licensed realtor.

Excludes: Personal Property

Directions:

Private Rmks: Seller will remove personal items prior to closing

Seller Concessions YN:

Agent/Office Information

CDOM: 21

DOM: 21

LD: 06/25/2025 **XD:**

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Cross Plains \(TRLCP1\)](#) 254-725-4181

LO Fax: 855-398-4520

Brk Lic: 0432195

LO Addr: 225 SW 5th Cross Plains, Texas 76443

LO Email:

List Agt: Karen Lenz (0432195) 325-668-3604

LA Cell: 325-668-3604

LA Fax: 254-725-4184

LA Email: karen@trinityranchland.com

LA Othr:

LA/LA2 Texting: Yes/

LA Website:

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

Showing Information

Call: Agent, Office

Appt: 325-668-3604

Owner Name: Bullock

Keybox #: 0000

Keybox Type: Combo

Seller Type: Standard/Individual

Show Instr: Call or text Karen 325-668-3604 or call office 254-725-4181. Sandy soil, need 4WD or ATV for parts of property. Close all gates, livestock on property

Show Srvc: None

Showing: Appointment Only, Combination Lock Box

Consent for Visitors to Record: Audio, Video

Prepared By: Kaedy Stovall Trinity Ranch Land Cisco on 07/16/2025 13:08