

# TBD EASEMENT PR 5277, Clyde, Texas 79510

MLS#: 21105741 **N** Active  
Property Type: Land

**TBD EASEMENT PR 5277 Clyde, TX 79510**  
SubType: Unimproved Land

LP: \$145,000  
OLP: \$145,000

Recent: **11/09/2025 : NEW**



Subdivision: NA  
County: Callahan  
Country: United States  
Parcel ID: [R016820](#)  
Lot: Block:  
Legal: Acres 43.000, ABST 90 SEC 91 BBB&C, (VLB #571-1209)  
Unexempt Tx: \$52  
Spcl Tax Auth: PID:No

Lst \$/Acre: \$6,041.67

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

Land SqFt: 1,045,440 Acres: 24.000 \$/Lot SqFt: \$0.14  
Lot Dimen: Will Subdv: No

HOA: None  
HOA Website:  
HOA Management Email:

HOA Co:

## General Information

Land Leased: # Tanks/Ponds: 1 Cultivated Acres:  
AG Exemption: No # Wells: Bottom Land Ac:

## School Information

School Dist: Baird ISD  
Elementary: Baird Middle: Baird High: Baird

## Features

Lot Description: Acreage, Brush  
Lot Size/Acres: 10 to < 50 Acres  
Present Use:  
Proposed Use: Hunting/Fishing  
Zoning Info: Unzoned  
Development: Unzoned  
Street/Utilities: Co-op Electric, No Water  
Road Front Desc: Easement, Private Road  
Soil:  
Surface Rights:  
Waterfront:  
Vegetation: Brush, Heavily Wooded

Restrictions: No Known Restriction(s)  
Easements: Other  
Documents:  
Type of Fence: Barbed Wire  
Exterior Bldgs:  
Miscellaneous:  
Prop Finance: 1031 Exchange, Cash, Conventional, Texas Vet  
Possession: Closing/Funding  
Showing: Appointment Only, Courtesy Call (Appt Svc Only)  
Plat Wtrfn Bnd:

## Remarks

**Property Description:** Discover your own private retreat with this 24-acre tract nestled in the heart of Clyde, Texas. This property is heavily wooded, offering the perfect habitat for abundant wildlife and hunting opportunities, ideally suited for hunting. Being heavily brushed this property has excellent cover and food sources for wildlife. On this property you can find hogs, dove, whitetail, jack rabbits, cotton tail, and seasonal ducks making this a year-round hunting destination. A seasonal tank and creek run through the property. If you're looking for a peaceful piece of land to escape the city, enjoy the outdoors, or invest in a recreational property--this property offers it all! \*\*Buyers & Buyer's Representative to Verify Utilities, Measurements, Schools, Taxes, & All Other Information\*\*

**Excludes:** 2 unusable hunting blinds (will be taken down)

**Public Driving Directions:** From I-20 Turn onto N FM 604 N. turn left onto County Rd 254. At the stop sign, keep going straight and turn onto PR 5277. Go straight until you see our sign. To get to the south gate, drive straight through the brush and follow the path to the gate.

**Private Rmks:** Call agent for before showing! Side by side is needed to show.

**Seller Concessions YN:**

## Agent/Office Information

CDOM: 1 DOM: 1 LD: 11/09/2025 XD: 05/05/2026  
List Type: Exclusive Right To Sell  
List Off: [Trinity Ranch Land Abilene](#) (TRLAB) 325-216-9022 LO Fax: 254-725-4184 Brk Lic: 0432195  
LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562 LO Email: [karen@trinityranchland.com](mailto:karen@trinityranchland.com)  
List Agt: [Christina Prince](#) (0834404) 325-386-9773 LA Cell: 325-386-9773 LA Fax:  
LA Email: [christina@trinityranchland.com](mailto:christina@trinityranchland.com) LA Othr: LA/LA2 Texting:  
LA Website: LO Sprvs: Karen Lenz (0432195) 254-725-4181

## Showing Information

<b>Call:</b>	Agent	<b>Appt:</b>	3253869773	<b>Owner Name:</b>	Robinson
<b>Keybox #:</b>	0000	<b>Keybox Type:</b>	Other	<b>Seller Type:</b>	Standard/Individual
<b>Show Instr:</b>	Call Agent				
<b>Show Allowed:</b>	Yes				
<b>Show Srvc:</b>	None				
<b>Showing:</b>	Appointment Only, Courtesy Call (Appt Svc Only)				

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Prepared By: Yvette Corona Pettit Trinity Ranch Land Abilene on 11/10/2025 11:38

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