

145+/- Acres, Callahan County

AMAZING 145 +/- acres just West of Cisco! Convenient location to I-20. Only 8 miles to Cisco & 30 miles to Abilene. This property has it all! Great low fence property, perfect for hunting or recreation. Abundant wildlife! Located in Callahan County where you get two buck tags & no antler restrictions! Deer blinds & feeders convey! Historic Battle Creek runs through & is currently holding water. Good mixture of open pasture & brush. Lots of mature oaks, pecan & mesquite trees. Perimeter fence in excellent condition! 100% of the minerals are owned & will convey! This place has so much to offer! You've got to see it to believe it!



\$899,000

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225 SW 5th Street
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Texas 76443
254-725-4181



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 – Baird ISD
- Surface Water – Battle Creek
- Water Well – N/A
- Soil Type – Clay, Sandy Loam
- Terrain – Sloping
- Hunting – Whitetail, Dove, Quail, Hogs, & Turkey
- Ag Exempt – Yes
- Taxes – \$TBD
- Price Per Acre – \$6,200
- Price – \$ 899,000
- MLS – 20228403



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