

41.850 Acres, Callahan County

This type of property doesn't come along often! Beautiful 41.850 AC with the North end covered in Post Oak, Live Oak, Mesquite & a few cedars. With 60' in elevation change, this place has amazing views with several places to build a home. Recreational use for hunting deer, turkey, hogs, dove, quail & duck. Electricity at NE corner as well as along FM road on the South side. Coleman County SUD has a water line along south side & as of listing a water meter is available. Check with CCSUD for water meter availability. 8+- acres has been cultivated and would make a good little food plot. Fences are fair on 3 sides to none on the West side. Thick cover on the North side to open field on SW side & SE corner has demolished old homestead & gathering pen area. There are 2 tanks on the property. Small one goes dry & the West property line runs through the large one, survey stakes are out there. Do not trespass on property, must be with a realtor & have appointment to view.



\$217,620

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225 SW 5th Street
Cross Plains,
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 – Cross Plains ISD
- Surface Water – 2 Tank/Pond
- Soil Type – Rocky/Shale, Sandy Loam
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Dove, & Quail
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$ 5,200
- Price – \$ 217,620
- MLS – 20807523



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