

47.29+/- Acres Callahan County

Welcome to your own piece of paradise in Scranton, TX! This stunning property boasts 47 acres of endless possibilities. With electric already on site, all that's left is to install a meter and make this dream a reality. From the tank to the seasonal creek to the beautiful post oak, mesquite, and live oak trees scattered throughout, every corner of this land exudes natural beauty. There's an old water well, good hunting, and plenty of possibilities! Ready for country life? Come take a look! ****Buyer to Verify all Schools & Utilities****



\$231,721

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225 SW 5th Street
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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 I.S.D.
- Surface Water – 1 Tank/Pond
- Well – 1 (Old – Function Unknown)
- Outbuildings – None
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail, Hogs, & Turkey
- Ag Exempt – No
- Minerals to Convey – Unknown
- Taxes – \$3,779
- Price Per Acre – \$4,900
- Price – \$231,721
- MLS – 20763605



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