

11+/-Acres Hwy 36 Callahan County

11+-AC Hwy 36 - Take a look at this 11+- acres with Highway 36 frontage just outside of Cross Plains, TX. Thick Post Oaks & some Pecan trees, a tank and sandy to sandy loam soil. Highway frontage for commercial use or to build your new home. Water well would need to be drilled for water or buyer could check with City of CP on cost of bringing water to property. Electricity runs along Highway 36 and fences are fair.

Buyer to verify all utilities & taxes.



\$88,000

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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
- Pasture –11 Acres
- Cultivated – None
- Surface Water –1 Tank
- Water – None (Water Well would need to be drilled)
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting – Deer, Turkey, Dove, Hogs
- Outbuildings – None
- Minerals owned – Unknown
- Ag Exempt – Yes
- Taxes - TBD
- Price Per Acre - \$7,333
- Price - \$88,000
- MLS - 14634624



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