

84+/- Acres **Callahan County**

Scenic views! 84 acres located just North of Cisco. Very hilly terrain with a mixture of mesquite and oak trees. Beautiful Battle creek runs through the middle of the property. Abundant wildlife including whitetail deer, turkey, hogs and more. One stock tank on the property. Electric on site and water located at the road. Paved road frontage. No minerals to convey.



\$252,000

Matt Gilmore, Realtor

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www.trinityranchland.com

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 or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

84+/- Acres Callahan County

- County – Callahan
- Schools – Moran I.S.D.
- Pasture – 84 Acres
- Surface Water– Battle Creek & 1 Stock Tank
- Water – Fort Griffin Co-op
- Electric- Available on Site
- Soil Type – Rocky
- Terrain – Hilly
- Hunting –Yes
- Minerals owned – None to Convey
- Ag Exempt – No
- Taxes - TBD
- **Price Per Acre - \$ 3,000**
- **Price - \$252,000**
- **MLS - 14244017**



Directions: From Moran go South on Highway 6 about 3 miles and property is on the left.

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