

# 40+/-Acres Callahan County

40+/- Acres located in Callahan County just North of Highway 36 on CR 469 approximately 6/10 of a mile. East part of pasture is currently planted in wheat, with a draw running through the middle of the pasture, and good native grass with a few scattered Mesquite & Oaks on the West side. Electricity is available along the county road. Fences are fair on West & East sides & part of the South side with remainder needing to be fenced once surveyed. Sandy loam soil for planting and good for livestock. More acreage available.



## \$140,000

Karen Lenz, Broker

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225 SW 5<sup>th</sup> 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 or 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.
- Pasture – 20 Acres
- Cultivated – Approx. 20 acres Wheat
- Surface Water – None
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting –Whitetail Deer, Turkey, Dove, Quail & Hogs
- Outbuildings- None
- Minerals owned –Unknown
- Minerals Convey – Unknown
- Ag Exempt – Yes
- Taxes - TBD
- Price Per Acre - \$ 3500
- Price - \$140,000
- MLS#-14553376



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