

38.32 Acres, Callahan County

Gorgeous sloping land just West of Cisco! Lots of oaks and mesquites making it feel very secluded. One stock tank. Great hunting property in Callahan County where you get 2 buck tags and no antler restrictions! FM 2945 is paved and runs along the South side of the property with CR 320 along the North side.

Convenient location from I-20. Half of the minerals are owned and will convey.

Westbound water available on the North side of FM 2945.

Electric runs along CR 320.

So many possibilities with this one! Hurry, this will not last long!



\$250,000

Matt Gilmore, Realtor

254-243-0557

matt@trinityranchland.com

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.

38.32 Acres, Callahan County

- County – Callahan
- Schools – Cisco I.S.D.
- Surface Water – 1 Tank/Pond
- Water – Westbound available at the road
- Soil Type – Sandy Loam
- Terrain –Sloping
- Hunting –Yes
- Minerals Convey – Any Owned
- Ag Exempt – Yes
- Taxes - TBD
- Price Per Acre - \$ 6,524
- Price - \$ 250,000
- MLS- 20099288



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.