

# 25+/-Acres Callahan County

This 25+- Acres located in Southern Callahan County approximately 11 miles West of Cross Plains and 30 miles East of Abilene is a beautiful piece of Texas. With approximately 20 acres being covered in Live Oaks, Post Oaks and Mesquite providing cover for wildlife and picturesque areas to build a new home. The sandy loam soil has thick grass and the North end of the property is an old coastal field. There is a small pond on the property that could be better with a little work. There are water wells in the area, buyer should be able to get a water well drilled. Callahan County Water is at the corner of CR 469 & PR 4691, buyer may check with Callahan County to see availability of a water meter in the near future. Fences are fair to good on South and West sides and a new fence will need to be built on North & East side when property is surveyed. Additional acreage available, see aerial map. No trespassing, must be accompanied by a Realtor. Buyer to verify taxes and utilities.



## \$238,736

Karen Lenz, Broker

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225 SW 5<sup>th</sup> 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 I.S.D.
- Surface Water – 1 Pond
- Water – Callahan Co., Buyer can ck water meter availability
- Soil Type – Sandy Loam
- Terrain –Rolling
- Outbuildings-None
- Hunting –Whitetail Deer, Dove, Quail
- Minerals owned – Unknown
- Minerals Convey – Unknown
- Ag Exempt – Yes
- Taxes - \$ TBD
- Price Per Acre - \$9,549
- Price - \$238,736
- MLS-20013832



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