

225 Acres & Cabin Callahan County

Rowden ranch is an amazing 225 acres in Callahan County & an outdoorsman's paradise. Property offers rolling terrain, 4 tanks with 1 being stocked with fish, a 3-bedroom 2 bath hunting cabin, and good fences. There is also an equipment shed with 2 Conex's for storing ATV's or feed and another storage shed. Outdoor firepit and grill for those gatherings and sharing of hunting stories under the stars. Topography is flat to gently rolling with Post Oak, Live Oak, Blackjack, Cedar & Mesquite trees. Cover is thick to some cleared areas for food plots. Cabin is serviced by Callahan County Water. Property has approximately 2,085' of paved road frontage, and currently has an ag exemption. Several locations offer beautiful home sites. West Prong Burnt Branch seasonal creek runs North to South on the East side of the property, and you will find turkeys roosting along the creek. Wildlife includes whitetail, dove, quail, ducks, hogs, and varmints. Tracks are everywhere on the ranch. Good stand of native grasses for a few head of livestock. Call today for a private tour of this amazing ranch.



\$1,158,750

Karen Lenz, Broker

325-668-3604

karen@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 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
- Surface Water – 4 Tanks/Ponds & Seasonal Creek
- Water Well – N/A
- Soil Type – Sandy Loam & Clay
- Terrain – Flat to Gently Rolling
- Hunting – Whitetail, Hogs, Turkey, Dove, Quail, & Ducks
- Ag Exempt – Yes
- Taxes – \$695
- Price Per Acre – \$ 5,150
- Price – \$ 1,158,750
- MLS – N/A



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