

# 790 4691, Baird, Texas 79504

**MLS#:** 20939942 Active  
**Property Type:** Land

**790 4691 Baird, TX 79504**  
**SubType:** Ranch

**LP:** \$450,000  
**OLP:** \$450,000



**HOA:** None  
**HOA Website:**  
**HOA Management Email:**

**HOA Co:**

**Lst \$/Acre:** \$9,017.86  
**Subdivision:** John A Taylor Pre-Emption Surv  
**County:** Callahan  
**Country:** United States  
**Parcel ID:** [R017946](#)  
**Parcel ID 2:** R008296  
**Lot:** **Block:**  
**Legal:** ACRES: 1.000 ABST 1263 PRE J A TAYLOR  
**Unexempt Tx:** \$945  
**Spcl Tax Auth:** **PID:**No

**Land SqFt:** 2,173,688 **Acres:** 49.901 **\$/Lot SqFt:** \$0.21  
**Appraiser:** **Subdivided:** No  
**Lot Dimen:** **Will Subdv:** No

## General Information

**Crop Retire Prog:** **# Lakes:** **Pasture Acres:** 31.00  
**Land Leased:** **# Tanks/Ponds:** 2 **Cultivated Acres:** 18.00  
**AG Exemption:** Yes **# Wells:** 1 **Bottom Land Ac:**

## School Information

**School Dist:** Cross Plains ISD  
**Elementary:** Cross Plains **Middle:** Cross Plains **High:** Cross Plains

## Features

**Lot Description:** Acreage, Brush, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak, Native - Shinnery, Pasture, Sloped, Tank/ Pond  
**Lot Size/Acres:** 10 to < 50 Acres **Restrictions:** No Known Restriction(s)  
**Present Use:** Agricultural, Crops, Grazing, Horses, Hunting/Fishing, Pasture, Recreational, Residential, Sheep/Goats, Single Family **Easements:** Utilities  
**Proposed Use:** Agricultural, Grazing, Horses, Hunting/Fishing, Livestock, Pasture, Recreational, Residential, Sheep/Goats, Single Family **Documents:** Aerial Photo  
**Zoning Info:** No Zoning **Type of Fence:** Barbed Wire, Fenced  
**Development:** Unzoned **Exterior Bldgs:** Corral(s), Hunters Cabin, Shed(s)  
**Street/Utilities:** Co-op Electric, Dirt, Electricity Connected, Outside City Limits, Private Road, Septic, Well  
**Barn Informatn:** Holding Pens, Loaf Shed(s) **Common Feat:**  
**Road Front Desc:** Private Road **Miscellaneous:**  
**Road Surface:** Dirt, Gravel **Road Frontage:**  
**Crops/Grasses:** Coastal Bermuda **Special Notes:** Aerial Photo  
**Soil:** Sandy Loam **Prop Finance:** Cash, Conventional, Texas Vet  
**Surface Rights:** **Possession:** Closing/Funding  
**Waterfront:** **Showing:** Appointment Only  
**Vegetation:** Brush, Crop(s), Partially Wooded **Plat Wtrfrn Bnd:**  
**Horses:** Yes **Dock Permitted:** **Lake Pump:**

## Remarks

**Property Description:** Rustic Hunting Cabin on Nearly 50 Acres! Escape to your own slice of Texas countryside with this 3-bedroom, 1-bath rustic hunting cabin with 4 car carport nestled on 49.901+- acres of prime mixed-use land. Located just 10 minutes from Cross Plains at the end of a private road, this versatile property is ideal for weekend getaways, hunting retreats, or peaceful country living. The land is a beautiful blend of open and covered terrain, offering excellent wildlife habitat for deer, turkey, and other game. The property is fully fenced and currently supports horses and goats, making it a great option for ranching or hobby farming. Additional features include: 18+- acres of Coastal Bermuda—perfect for hay or grazing. Two tanks (ponds) for livestock or fishing. Working pens for livestock and One water well. Three storage buildings for equipment, feed, or tools. Fences are good and soil is sandy. Whether you're looking for a hunting hideaway, a place to run livestock, or simply enjoy the great outdoors, this combo property offers privacy, functionality, and plenty of Texas charm. See mls 20938018 for additional 41 acres. Just 35 minutes to Abilene, 15 minutes to Cross Plains, and 2 hours to Ft. Worth.

**Excludes:** All Chutes except for calf chute

**Public Driving Directions:** From Hwy 36 at Rowden - between Cross Plains and Abilene, go north on CR 469, when 469 takes a sharp left, keep going straight onto PR 4691, property down .4 mile on right. Text Gayelena 325-260-5250 or Karen 325-668-3604 for a pin drop.\*\*Buyer to Verify Measurements, Taxes, & All Information\*\*

**Seller Concessions YN:****Agent/Office Information**

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**CDOM:** 81      **DOM:** 81      **LD:** 05/15/2025    **XD:**  
**List Type:** Exclusive Right To Sell  
**List Off:** [Trinity Ranch Land Cross Plains \(TRLCP1\) 254-725-4181](#)    **LO Fax:** 855-398-4520    **Brk Lic:** 0432195  
**LO Addr:** 225 SW 5th Cross Plains, Texas 76443    **LO Email:**  
**List Agt:** [Karen Lenz \(0432195\) 325-668-3604](#)    **LA Cell:** 325-668-3604    **LA Fax:** 254-725-4184  
**LA Email:** [karen@trinityranchland.com](mailto:karen@trinityranchland.com)    **LA Othr:**    **LA/LA2 Texting:** Yes/Yes  
**LA2 Cell:** 325-260-5250  
**List Agt 2:** [Gayelena Renner](#) (0826008) 325-260-5250    **LA2 Email:** [gayelena@trinityranchland.com](mailto:gayelena@trinityranchland.com)  
**LA Website:**    **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

**Showing Information**

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**Call:** Agent      **Appt:** 325-668-3604      **Owner Name:** Eddins  
**Keybox #:** 0000      **Keybox Type:** Combo      **Seller Type:** Standard/Individual  
**Show Instr:** Call or Txt Listing Agents for Appt, Karen Lenz 325-668-3604 or Gayelena Renner 325-260-5250. 1 Hr Min Notice Needed.  
Must have ATV or 4WD to show  
**Show Srvc:** None  
**Showing:** Appointment Only  
**Consent for Visitors to Record:** Audio, Video

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Prepared By: Annie Conger Trinity Ranch Land Cisco on 08/04/2025 16:04

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