

# 997 4691, Baird, Texas 79504

**MLS#:** 20938018 **Active**  
**Property Type:** Land

**997 4691 Baird, TX 79504**  
**SubType:** Ranch

**LP:** \$349,000  
**OLP:** \$349,000



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

**HOA Co:**

**Lst \$/Acre:** \$8,365.09  
**Subdivision:** Victoria County School Lands L  
**County:** Callahan  
**Country:** United States  
**Parcel ID:** [R017474](#)  
**Lot:** **Block:**  
**Legal:** ACRES: 41.500 ABST 515 SUR 337 VICTORIA CSL  
**Unexempt Tx:** \$87  
**Spcl Tax Auth:** **PID:**No

**Land SqFt:** 1,817,367 **Acres:** 41.721 **\$/Lot SqFt:** \$0.19  
**Lot Dimen:** **Will Subdv:** No  
**Land Leased:** No

## General Information

**Crop Retire Prog:** No **# Lakes:** **Pasture Acres:** 35.00  
**Land Leased:** No **# Tanks/Ponds:** 3 **Cultivated Acres:** 5.00  
**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, Agricultural, Brush, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak, Pasture, Sloped, Tank/  
Pond  
**Lot Size/Acres:** 10 to < 50 Acres **Restrictions:** No Known Restriction(s)  
**Present Use:** Agricultural, Grazing, Horses, Hunting/Fishing, **Easements:** Utilities  
Livestock, Mobile Home, Pasture, Recreational  
**Proposed Use:** Agricultural, Grazing, Horses, Hunting/Fishing, **Documents:** Aerial Photo  
Investment, Livestock, Manufactured Home,  
Pasture, Ranch, Recreational, Residential  
**Zoning Info:** Not zoned **Type of Fence:** Barbed Wire  
**Development:** Unzoned **Exterior Bldgs:** Shed(s)  
**Street/Utilities:** Electricity Connected, Gravel/Rock, Septic, Well  
**Barn Informatn:** Loaf Shed(s), Tack Room **Common Feat:**  
**Road Front Desc:** Private Road **Miscellaneous:**  
**Road Surface:** Dirt, Gravel **Road Frontage:**  
**Crops/Grasses:** Native **Special Notes:** Aerial Photo, Survey Available  
**Soil:** Sandy Loam **Prop Finance:** Cash, Conventional, Federal Land Bank, Texas  
Vet  
**Surface Rights:** **Possession:** Closing/Funding  
**Waterfront:** **Showing:** Appointment Only, Combination Lock Box  
**Vegetation:** Brush, Grassed, Heavily Wooded **Plat Wtrfrn Bnd:**  
**Horses:** Yes **Dock Permitted:** **Lake Pump:**

## Remarks

**Property Description:** Seeking Seclusion and Prime Hunting Land? Don't miss this exceptional opportunity to own 42± acres tucked away at the end of a private road. This secluded tract is densely populated with mature Post Oaks, offering excellent cover and abundant signs of wildlife throughout—ideal for hunters and nature lovers alike. The property features sandy to sandy loam soil, perfect for planting wildlife food plots, including a plowed 5-acre field ready for use. Three stock tanks provide ample water for wildlife and livestock. There's an existing water well in place, with the potential to activate a second well using electricity or solar power. Additional highlights include electricity on-site, scenic views of the West Texas hills, and breathtaking sunsets. Cleared senderos cut through the thick timber, creating prime hunting lanes and easy access across the land. Located just 2 hours from Fort Worth, 40 minutes from Abilene, and a quick 15-minute drive to Cross Plains, this is a rare chance to own your own private retreat with both recreational and homestead potential. More land available... Recent survey. Buyer and buyers agent to verify utilities, schools, taxes and all information.

**Excludes:** Hunting Blind & old mobile home frame on South fence line. If buyer wants the MH removed on East side, seller willing to remove with acceptable offer.

**Public Driving Directions:** From Highway 36 between Cross Plains & Abilene, at Rowden, turn north on CR 469. When 469 takes a sharp left turn, stay straight onto Private Rd. 4169. Go all the way to end of private road - Trinity Ranch Land banner on gate. Text

Gayelena 325-260-5250 or Karen 325-668-3604 for a pin drop.

**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:** 3256683604                      **Owner Name:** Kittley  
**Keybox #:** 0000                      **Keybox Type:** Combo                      **Seller Type:** Standard/Individual  
**Show Instr:** Call or text Karen 325-668-3604 or Gayelena 325-280-5250. Sandy soil best shown with 4WD truck or ATV  
**Show Srvc:** None  
**Showing:** Appointment Only, Combination Lock Box  
**Consent for Visitors to Record:** Audio, Video

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Prepared By: Annie Conger Trinity Ranch Land Cisco on 08/04/2025 16:09

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