

49+/-Acres

Callahan County

This 49+/- acres may be the perfect property you are looking for to get out of the city! Paved road frontage, fenced & cross fenced, beautiful building sites, water well & 2 ponds. Approximately 15 acres of coastal in the front field with the remainder being in Post Oaks, Live Oaks & some Mesquite. Gently rolling terrain provides beautiful views. Small set of pens for livestock.



\$338,507

Karen Lenz, Broker
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Driving Instructions: From Main Street in Cross Plains, take FM 374 (E 1st St.) going East. Go approximately six-tenths mile, property on North side of FM 374

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 Co
- Schools – Cross Plains I.S.D.
- Pasture – Approx. 34 Acres
- Cultivated – None
- Surface Water – 2 Ponds
- Water –Water Well
- Soil Type – Sandy Loam & Rocky
- Terrain – Gently Rolling
- Hunting –Deer, Turkey, Dove, Quail, Hogs
- Outbuildings- None
- Minerals owned –Unknown
- Minerals Convey –Any owned convey
- Ag Exempt –Yes
- Est. Taxes - \$36.45
- Price Per Acre - \$ 6,900
- Price - \$338,507
- MLS -14656362



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