

# 10 Ac & Hm Callahan County

These 10 acres, just north of Cross Plains, is covered in oaks with tons of game. There is a double wide trailer house located on the property, complete with wood burning stove and a metal canopy that covers the entire home. There is a 40X60 storage shed on the property, as well as a set of horse & goat pens, and good cross fencing across the property. There is a water well on the property that services the home, and a tank that is dry at the moment, but stays full during wet years. This property would make a great homesite or small weekend getaway. Call today for your showing!!



**\$155,000**

Matthew Stovall, Realtor

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[www.trinityranchland.com](http://www.trinityranchland.com)

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.
- Tanks – 1
- Water Wells – 1
- Soil – Sandy Loam
- Terrain – Rolling
- Outbuildings – 1
- Ag Exempt – Yes
- Taxes – \$1,490
- Price – \$155,000
- MLS – 20235530



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