

# **77.2+/- Acres & Cabin Callahan County**

**Hunting couldn't get any easier!!  
77.2+/- acres, heavily treed with  
predominantly cedar and oak,  
elevation changes, and three clearings  
with feeders and blinds. Near the 3br,  
2b cabin are sheds, pens, a corral,  
and working chute for goats from  
previous owner. There's a shooting  
range near the cabin for sighting in  
and target practice. All mounts in  
cabin pictures were taken on this  
land, a few were taken from the front  
porch. Seasonal ponds could be dug  
out and lined to hold water. Well  
insulated cabin with central propane  
heat and electric air and a wood  
burning stove in the living room for  
extra comfort. Furniture conveys  
with property. Fair to good perimeter  
fences. Larger feeders convey,  
smaller ones to be removed prior to  
closing. Far north end of property  
has easement along perimeter fence  
line for landlocked neighbors' usage.  
This land is ready for this year's  
hunting season. Don't miss this  
opportunity! 77.2 acres is wildlife ag  
exempt. Cabin and 2 acres are not  
exempt.**



**\$420,000**

**Diane Woods, Realtor**

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225 SW 5<sup>th</sup> Street  
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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 – Baird ISD
- Surface Water – 2 Tank/Pond & 2 Seasonal Creeks
- Water Well – 1
- Soil Type – Sandy Loam
- Terrain – Various
- Hunting – Whitetail, Hogs, Dove, Quail & Turkey
- Outbuildings – 3BR/2B Cabin
- Wildlife Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$ 5,440
- Price – \$ 420,000
- MLS – 20548373



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