

# 295 Acres Callahan County

Circle Double C Ranch is a 295+/-Acre High Fenced, well managed, Game Ranch just waiting for the right person to make it spectacular. Diverse cover includes Live Oaks, Post Oaks, Mesquite and plenty of browse for the wildlife as well as good native grasses. Featuring 4 tanks, 3 currently have water, even in these dry conditions. This sprawling ranch is bursting with potential, beauty and recreational opportunities. The amazing animals on this place include approximately 20 Scimitar Horned Oryx, 1 Gemsbok, 10-15 Aoudad, premium Whitetail, 20 Blackbuck and 10 or so Fallows. Other native species inhabit the ranch such as turkey, quail, dove and duck are also abundant. There are working pens for the wildlife and a separate fenced holding area. The terrain is mostly flat with a little roll, with views of the Texas Hill Country. Soils are mostly sandy to sandy loam. Several beautiful building sites among large Oaks for that future hunting lodge. The ranch hand quarters on the property is a single wide mobile home with covered parking and storage or shop area. Highway 283 borders the ranch on the West side and County Road 460 borders it on the South side. The East side is thick, heavy cover with Oaks and Mesquite mix, the West side being predominantly Mesquite with a good balance of food plot area. This property is sure to impress with the potential of being a great hunting ranch, retreat, or your own private getaway. An opportunity like this doesn't come along often!



**\$1,400,000**

Mike Gray, Realtor  
325-386-7403

[mikegrtrinityranchland.com](http://mikegrtrinityranchland.com)

Karen Lenz, Broker  
325-668-3604

[karen@trinityranchland.com](mailto:karen@trinityranchland.com)  
[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 or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

# 295 Acres Callahan County

- County –Callahan
- Schools – Baird I.S.D.
- Surface Water – 4 Tank, 3 holding water
- Terrain – Flat to Slightly Rolling
- Soil – Sandy to Sandy Loam
- Hunting – Premium Whitetail Deer, Turkey, Quail, Dove, Duck, Scimitar Oryx, Aoudad, Blackbuck, Fallow Deer
- Out Buildings-Ranch Hand Quarters
- Ag Exempt –Yes
- Taxes - \$248
- Price Per Acre - \$4,745.76
- Price - \$1,400,000
- MLS - 20078853



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.