

4525 CR 415, Cisco, Texas 76437

MLS#: 20775255 \$ Active
Property Type: Land

4525 CR 415 Cisco, TX 76437
SubType: Improved Land

LP: \$829,900
OLP: \$889,900

Recent: 07/30/2025 : DOWN : \$849,900->\$829,900



Subdivision: NA
County: Callahan
Country: United States
Parcel ID: [R017064](#)
Parcel ID 2: R017065
Lot: 110 A **Block:**
Legal: ACRES: 110 00 971 21 B O H
Unexempt Tx: \$2,604
Spcl Tax Auth:
Lst \$/Acre: \$7,544.55
Lake Name:
Plan Dvlpm:
MultiPrcl: Yes **MUD Dst:** No
PID:No
Land SqFt: 4,791,600 **Acres:** 110.000 **\$/Lot SqFt:** \$0.17
Appraiser:
Lot Dimen:
Subdivided: No
Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog:
Land Leased:
AG Exemption: Yes
Lakes:
Tanks/Ponds: 2
Wells: 1
Pasture Acres: 110.00
Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Baird ISD
Elementary: Baird
Middle: Baird
High: Baird

Features

Lot Description: Acreage, Agricultural, Gullies, Hilly, Level, Many Trees, Native - Mesquite, Native - Oak, Pasture, Rock Outcropping, Rolling Slope, Varied
Lot Size/Acres: Over 100 Acres
Present Use: Agricultural, Crops and Livestock, Grazing, Hunting/Fishing, Livestock, Recreational, Residential, Single Family
Proposed Use: Agricultural, Barndominium, Equine, Grazing, Horses, Hunting/Fishing, Investment, Recreational, Residential
Zoning Info: Not zoned
Development: Unzoned
Street/Utilities: Electricity Connected, Gravel/Rock, Septic, Well
Barn Informatn: Equipment Barn
Topography: Level on East side, steep to rolling on the West side.
Road Front Desc: County Road
Road Surface: Dirt, Gravel
Crops/Grasses: Native
Soil: Rocky/Shale, Sandy Loam
Restrictions: No Known Restriction(s)
Easements: Pipeline, Utilities
Documents: Aerial Photo
Type of Fence: Barbed Wire
Exterior Bldgs:
Common Feat:
HOA Includes:
Miscellaneous:
Road Frontage:
Special Notes: Aerial Photo
Prop Finance: 1031 Exchange, Cash, Conventional, Federal Land Bank, Texas Vet Closing/Funding
Possession: Appointment Only, Combination Lock Box
Showing:
Plat Wtrfn Bnd:
Lake Pump:
Surface Rights:
Waterfront:
Vegetation: Grassed, Heavily Wooded
Horses: Yes **Dock Permitted:**
Equipment - Stalls/Size: /

Remarks

Property Description: The Carlson Ranch has a beautiful, fully furnished 3 bed 2 bath 1,428 Sq Ft 2021 cabin with front and back porches for relaxing & enjoying the amazing views & wildlife. Property features two picturesque ponds, one is spring-fed and ideal for the fisherman including catfish, bass, and perch & a meandering seasonal creek. The working pens include 2 holding areas, a working lane and chute. Ranch is complemented by three deer feeders & blinds, making it a prime location for wildlife observation and hunting. This property offers a 27-foot deep well for reliable water access. The natural rock outcropping enhances the landscape, providing a unique aesthetic and habitat for various wildlife. This

diverse environment supports a rich array of wildlife, including ducks, quail, dove, turkey, hogs, and deer, with the occasional sighting of bobcats. Additionally, the property is equipped with a equipment shop. The 50hp Kabota Tractor can be negotiable purchased separately. From first entrance through the nice piped entry, you will feel the amazing beauty of this place that is hard to find from rocky, rolling terrain on the East side, to the flat bottom, grassy area on the West side. Don't miss this one!

Public Driving Directions: Press on address, pin is dropped to gate. From 1864, go North on CR 415, property down on west side about .7 of a mile. **Buyer to Verify all Schools & Utilities**

Seller Concessions YN:

Agent/Office Information

| | | | |
|---|--|------------------------------|--|
| CDOM: 262 | DOM: 262 | LD: 11/10/2024 | XD: 11/06/2025 |
| 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 | LA Othr: | LA/LA2 Texting: |
| List Agt 2: | Austin Dunaway (0822315) 325-269-9004 | LA2 Email: | austin@trinityranchland.com |
| LA Website: | | LO Sprvs: | Karen Lenz (0432195) 254-725-4181 |

Showing Information

| | | |
|--|---------------------------|---|
| Call: Agent | Appt: 325-269-9004 | Owner Name: Carlson |
| Keybox #: 0000 | Keybox Type: Combo | Seller Type: Standard/Individual |
| Show Instr: Call or text Austin 325-269-9004 or Karen 325-668-3604. Best shown with ATV. Keep GATE CLOSED, livestock on property. | | |
| Show Srvc: None | | |
| Showing: Appointment Only, Combination Lock Box | | |
| Surveillance Devices Present: Video | | |
| Consent for Visitors to Record: Audio, Video | | |

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 07/30/2025 09:07

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