

# 10.5 Acres (Tracts 1, 2, & 7) Callahan County

Nestled just a brief 20-minute drive from Abilene, these picturesque 10.5-acre tracts boast the charm of rural living with the convenience of nearby amenities. With county road frontage, accessibility is seamless, welcoming you to envision your dream homestead. Whether you're longing to cultivate your own garden oasis, cultivate hay for your cherished farm animals, mentor your children through their 4H endeavors, or simply relish the tranquility of country living in retirement, this property caters to diverse aspirations. Additionally, water & electric are readily accessible at the county road, ensuring practicality & ease in establishing your envisioned homestead. Great bird hunting in this region for you hunters. Additional acreage available to the North & the East. Don't miss this opportunity to own a piece of Texas! Your new beginning awaits amidst these sprawling 10.5 acres of good soil & amazing West Texas sunsets.



**\$85,000  
per tract**

Karen Lenz, Broker  
325-668-3604  
[karen@trinityranchland.com](mailto:karen@trinityranchland.com)

Mike Rogers, Realtor  
325-665-4695  
[mike@trinityranchland.com](mailto:mike@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 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 – Eula I.S.D.
- Surface Water – N/A
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam & Rocky
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, & Dove
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – TBD
- Price Per Acre – \$8,095
- Price – \$85,000 per tract
- MLS – 20548628; 20548747; 20548930



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