

31.036 Acres (Tract 24)

Callahan County

Welcome to your 31.036-acre piece of Texas! Just 20 minutes NE of Abilene, offering a blend of opportunity & natural beauty. This expansive parcel boasts the conveyance of valuable mineral rights, promising a lucrative monthly income from its productive oil wells with 50% of minerals owned conveying. The landscape presents a picturesque scene, predominantly adorned with sprawling open spaces accentuated by a flourishing wheat field & fertile soil. Numerous possibilities for potential home sites, offering serene views & the promise of tranquility. Additionally, a versatile open shed stands ready to accommodate your storage needs, whether it be for hay or equipment, enhancing the practicality of this investment. With its strategic location, income-generating potential, & the canvas it provides for realizing your dreams, this property presents an exceptional investment opportunity for those seeking both financial prosperity & the serenity of rural living. Additional acreage available.



\$201,734

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225 SW 5th Street
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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 – Yes
- Taxes – TBD
- Price Per Acre – \$6,500
- Price – \$201,734
- MLS – 20550645



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