

# 89+/- Acres Callahan County

Outstanding Horse property on 89+/- acres with a 3044 sq. Ft. Custom-Built home completed in 2008 per the seller. Inground swimming pool and hot tub to enjoy those hot summer days and cool evenings. The horse barn has 10 stalls with water, with outdoor runs, and roping arena. Exceptional tack room with built in saddle racks and separate feed room that has spray foam insulation & concrete floor. The home is a 2 story 3-bedroom, 2 and one-half baths. All bedrooms have large walk-in closets, there is a nice size office as well which could be used as a 4<sup>th</sup> bedroom if needed. The flooring is Knotty Wood Pine and stained concrete. Cedar Beams in the living room, Cedar staircase, and Solid Wood Doors. Two upstairs bedrooms are carpet. The Kitchen has Hickory Cabinets, Large Island and Breakfast Bar with Granite Counter Tops. Also included is a Wet Bar and Wine Fridge, and Stainless Appliances that will convey. Very nice sized Utility Room, a Large Sunroom and an outdoor firepit area for relaxing and enjoying your favorite beverage. There is a two-car carport that is attached to the house. The property is secluded with beautiful Live Oaks and easy access from CR 202 complete with an electric gate opener. If you are wanting a ready to go Horse property this could be the property for you. Come take a look at this fantastic property today.

Buyers to verify all utilities & Taxes

Just 20 minutes to Abilene, 2.5 hours to Ft. Worth, 2 to Midland/Odessa area and 3 hours to Austin.



## \$1,361,000

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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 – Clyde I.S.D.
- Surface Water – 3 Tanks
- Water – City
- Soil Type – Sandy Loam
- Terrain –Rolling
- Hunting –Whitetail Deer, Dove, Quail
- Out Buildings-1 Barn
- Minerals owned – Any Owned Will Convey
- Minerals Convey – Any Owned
- Ag Exempt – Yes
- Taxes - \$5,374
- Price Per Acre - \$ 6,500 an acre plus improvements
- Price - \$1,361,000
- MLS-20001584



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