

21995 County Road 443, Cross Plains, Texas 76443

MLS#: 21054443 **N** Active
Property Type: Land

21995 County Road 443 Cross Plains, TX 76443
SubType: Ranch

LP: \$1,112,155
OLP: \$1,112,155

Recent: 09/09/2025 : NEW



Subdivision: NA
County: Callahan
Country: United States
Parcel ID: [R018571](#)
Parcel ID 2: 1919, 17982, 17983
Lot: **Block:**
Legal: ACRES: 202.21 107 61 181 COMAL CO (WILSON), multip
Unexempt Tx: \$1,203
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$5,500.00

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No
 COMAL CO (WILSON), multip

Land SqFt: 8,808,268 **Acres:** 202.210 **\$/Lot SqFt:** \$0.13
Lot Dimen: **Will Subdv:** No
Land Leased: Yes

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog:
Land Leased: Yes
AG Exemption: Yes

Lakes:
Tanks/Ponds: 1
Wells:

Pasture Acres: 135.00
Cultivated Acres: 65.00
Bottom Land Ac:

School Information

School Dist: Cross Plains ISD
Elementary: Cross Plains
Middle: Cross Plains
High: Cross Plains

Features

Lot Description: Acreage, Agricultural, Many Trees, Native - Mesquite, Native - Oak, Native - Shinnery, Pasture, Tank/ Pond
Lot Size/Acres: Over 100 Acres
Present Use: Agricultural, Grazing, Hunting/Fishing, Pasture, Recreational
Proposed Use: Agricultural, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Pasture, Ranch, Recreational, Residential, Sheep/Goats, Single Family
Zoning Info: Not zoned
Development: Unzoned
Street/Utilities: All Weather Road, Dirt, Electricity Connected, Gravel/Rock, Rural Water District, Septic
Road Front Desc: County Road
Road Surface: Dirt, Gravel
Crops/Grasses:
Soil: Sandy Loam
Surface Rights:
Waterfront: Creek
Vegetation: Brush, Heavily Wooded

Restrictions: No Known Restriction(s)
Easements: Access, Utilities
Documents: Aerial Photo, Survey
Type of Fence: Barbed Wire
Exterior Bldgs: Corral(s), Hunters Cabin, Outbuilding
Miscellaneous:
Road Frontage:
Special Notes: Aerial Photo, Survey Available
Prop Finance: Cash, Conventional, Federal Land Bank
Possession: Closing/Funding
Showing: Appointment Only, Combination Lock Box, See Remarks
Plat Wtrfn Bnd:

Remarks

Property Description: Secluded 202.21± Acres – Hunter's Paradise in Southern Callahan County, just 6 minutes to Cross Plains, TX. If privacy is what you're after, this 202.21-acre retreat is a must-see. Tucked away in Southern Callahan County, the property is accessed by a long private drive off the county road, leading to a gated entrance that ensures total seclusion. This versatile property offers an excellent mix of features perfect for both recreation and wildlife management. It includes: Dense cover providing prime habitat for deer and other wildlife, approximately 35± acres of open field, ideal for food plots, Little Pecan Bayou creek is scenic & turkeys roost here, a pond perfect for duck hunting, native grasses throughout, suitable for grazing, fencing is in great shape with perimeter fencing rated good to excellent, and the property is also cross-fenced. A shooting range for target practice! Cabin Features: A 900+ sq ft steel and metal-constructed hunter's cabin provides all the essentials. It includes 2 bedrooms, 1 bathroom, & comes fully furnished with appliances, beds, and living room furniture. The cabin can be off-grid, powered by a large gas generator, but is also has electric power connected, water provided by Coleman County Water. Heating & cooling are handled by two ductless mini-split units. Enjoy the outdoors from a spacious 450 sq ft covered front porch– perfect for relaxing after a day in

the field hunting. Additional Improvements: Propane tank setup for backup generator capability, Covered parking for ATVs, dedicated hunting & fishing gear storage shed, 3 tower blinds, 2 ground blinds, and strategically placed feeders – ready for this hunting season! Whether you're looking for a private hunting getaway, recreational retreat, or a secluded homestead, this property is ready for you. Don't miss this unique opportunity to own a turn-key piece of Texas wilderness! ATV's, tractor & implements are available for purchase.

Public Driving Directions: From Hwy 36 just West of Cross Plains, take FM 2707 South for 3.8 miles, turn right on CR 402 and go 1 mile. CR 402 T's into CR 443 and the gate is right in front of you at T.

Seller Concessions YN:

Agent/Office Information

CDOM: 2	DOM: 2	LD: 09/08/2025	XD: 03/12/2026
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: Yes/Yes
List Agt 2:	Brandi Wiesen (0751416) 307-630-3110	LA2 Email:	Brandiwiesen@gmail.com
LA Website:		LO Sprvs:	Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent	Appt: 307-630-3110	Owner Name: DNJ Ranch Lands LLC
Keybox #: 0000	Keybox Type: Combo	Seller Type: Standard/Individual
Show Instr: Call Brandi 307-630-3110 or Karen 325-668-3604 to meet you out at ranch with ATV. Need ATV to cross creek in back.		
Show Srvc: None		
Showing: Appointment Only, Combination Lock Box, See Remarks		
Consent for Visitors to Record: Audio, Video		

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 09/10/2025 09:32

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