

# **10+/- Acres Callahan County**

**This 10 acres is waiting for you to build your dream home! Tons of mesquite, native grassy areas, and a few hills make this a perfect site. A seasonal creek that had quite a few deer tracks when the photos were taken makes it even better. A water meter and old electric meter are on the place. Good, barbed wire fence in back, partial fence on the north, nonexistent in the front or south. It is far enough off the beaten path to be quiet and only 20 minutes or so from Abilene. Homesteads dot the area of Mystic Eastwood Acres subdivision; and 10 acres ensures that you have plenty of room to spread out and enjoy peaceful living.**



**\$90,000**

**Diane Woods, Realtor**

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225 SW 5<sup>th</sup> Street  
Cross Plains,  
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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 ISD
- Surface Water – Seasonal Creek
- Water Well – N/A
- Soil Type – Clay, Sandy Loam
- Terrain – Slightly Rolling
- Hunting – Whitetail, Hogs, & Dove
- Ag Exempt – No
- Taxes – \$ 674
- Price Per Acre – \$ 9,000
- Price – \$ 90,000
- MLS – 20405232



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