

## TBD Private Road 4145, Cross Plains, Texas 76443

**MLS#:** 20863451 Pending  
**Property Type:** Land

**TBD Private Road 4145 Cross Plains, TX 76443**  
**SubType:** Ranch

**LP:** \$567,300  
**OLP:** \$567,300

**Recent:** 08/06/2025 : PEND : A->P



**Lst \$/Acre:** \$4,569.10

**Subdivision:** ABST 2 SEC 777 WG Anderson

**County:** Callahan

**Lake Name:**

**Country:** United States

**Parcel ID:** [R000142](#)

**Plan Dvlpm:**

**Lot:** **Block:**

**MultiPrcl:** No **MUD Dst:** No

**Legal:** ACRES: 122 +/- Acres ABST 2 SEC 777 W G ANDERSON

**Unexmpt Tx:** \$177

**Spcl Tax Auth:**

**PID:**No

**Land SqFt:** 5,408,410

**Acres:** 124.160

**\$/Lot SqFt:** \$0.10

**Lot Dimen:**

**Will Subdv:** Yes

**HOA:** None

**HOA Co:**

**HOA Website:**

**HOA Management Email:**

#### General Information

**Land Leased:**

**# Tanks/Ponds:** 3

**Cultivated Acres:**

**AG Exemption:** Yes

**# Wells:** 1

**Bottom Land Ac:**

#### School Information

**School Dist:** Cross Plains ISD

**Elementary:** Cross Plains

**Middle:** Cross Plains

**High:** Cross Plains

#### Features

**Lot Description:** Acreage, Agricultural, Cleared, Few Trees, Level, Native - Oak, Pasture, Tank/ Pond

**Lot Size/Acres:** Over 100 Acres

**Restrictions:** No Known Restriction(s)

**Present Use:** Agricultural, Grazing, Pasture, Recreational

**Easements:** Utilities

**Proposed Use:** Agricultural, Barndominium, Cattle, Grazing,

**Documents:** Aerial Photo

Horses, Hunting/Fishing, Livestock,

Manufactured Home, Mobile Home,

Orchards/Vineyards, Pasture, Ranch,

Recreational, Residential

**Zoning Info:** Unknown

**Type of Fence:** Barbed Wire, Cross Fenced

**Development:** Unzoned

**Exterior Bldgs:**

**Street/Utilities:** Electricity Available, Outside City Limits, Private Road, Well

**HOA Includes:**

**Topography:** flat to slight roll

**Miscellaneous:**

**Road Front Desc:** Private Road

**Special Notes:**

**Crops/Grasses:** Improved Pasture, Native, Small Grain

**Prop Finance:** Aerial Photo

**Soil:**

1031 Exchange, Cash, Conventional, Federal

**Surface Rights:**

**Possession:**

**Waterfront:**

**Showing:**

**Vegetation:** Grassed, Partially Wooded

**Plat Wtrfn Bnd:**

#### Remarks

**Property Description:** 124.16 Acres Just outside of the city of Cross Plains. The acreage is predominantly an old coastal field with some oak trees. Good sandy and sandy loam soil for planting and growing crops. Great place to have an arena! There are three tanks two of which are shallow and can go dry during drought. There is a water well with a solar panel on the south portion of the property. Several nice building spots with privacy yet close to town. Property is fenced around the perimeter and partially crossed fenced. Electricity is available on the property. Small grain crop planted in South pasture. The coastal does need to be weed killed, fertilized and rain. The property can be split in two portions a 63 +-or- Tract or a 59 +-or- Tract. Property is located at end of a Private Road. No trespassing, must be with a realtor to see the property. \*\*Buyer and Buyer's Agent to verify all information including taxes and schools.

**Excludes:** Personal Property

**Public Driving Directions:** Call Office 254-725-4181 or Listing Agent 325-386-7403

**Seller Concessions YN:**

#### Agent/Office Information

CDOM: 727

DOM: 153

LD: 03/04/2025

XD: 09/05/2025

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Cross Plains \(TRLCP1\) 254-725-4181](#)

LO Addr: 225 SW 5th Cross Plains, Texas 76443

List Agt: [Karen Lenz \(0432195\) 325-668-3604](#)

LA Email: [karen@trinityranchland.com](mailto:karen@trinityranchland.com)

LA Website:

LO Fax: 855-398-4520

Brk Lic: 0432195

LO Email:

LA Cell: 325-668-3604

LA Fax: 254-725-4184

LA Othr:

LA/LA2 Texting: Yes/

LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent, Office

Appt: 325-668-3604

Owner Name: Bullock

Keybox #: 0000

Keybox Type: Combo

Seller Type: Standard/Individual

Show Instr: Call or text Karen 325-668-3604 or call office 254-725-4181

Show Srvc: None

Showing: Appointment Only, Combination Lock Box

Consent for Visitors to Record:Audio, Video

Pending Information

Pending Information

Contract Date: 08/04/2025

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 08/20/2025 09:31

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