

# 66+/-Acres Callahan County

This 66+/-Acres will be surveyed out of a 126 Acre tract located in Callahan County, just outside of Cross Plains, Texas is covered in predominantly Post Oak and Red Oak Trees. There are a few Live Oak, Pecan and Mesquite have come up in the old fields. The nice large tank on the North side of property has Bass for your fishing experiences. Plenty of cover and tracks everywhere of the abundant wildlife which consist of deer, quail, dove, turkey, hogs and other varmints. Fences are good for livestock with plenty of native grasses. Plant the old fields for extra feed or make then food plots for wildlife. Electricity available along the county road and if you need water, a water well would need to be drilled. Only 2 hours to Ft. Worth, 3 hours to Austin and 45 minutes to Abilene



## \$521,400

Karen Lenz, Broker  
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Buyer to verify all utilities & Taxes

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 – Cross Plains I.S.D.
- Surface Water –1 tank
- Hunting –Whitetail Deer, hogs, turkey, dove and quail
- Minerals – Unknown
- Taxes - \$115
- Price Per Acre – \$7,600
- Price - \$521,400
- MLS-20032973



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