

# 78.619 Acres & Home Callahan County

Views, views, and more views! This 78+- acres has incredible views! From the living room, master bedroom, dining, and 2nd bedroom you can enjoy the amazing views. The land is varied from strong elevation changes, rocky outcroppings, thick cover of Oaks, Mesquite and Cedar, to a great sandy loam field on the North side of approximately 32+- acres. There is a creek and draw coming between the 2 hills that feed a tank at the bottom SW corner of the property. With paved road frontage, the property is easily accessible. The quaint 3BR, 2 Bath home features an open floor plan for family or friend gatherings and has tiled floors throughout for low maintenance and easy cleaning. What a great combination property for hunting, fishing and horses or grazing in the field. Plenty of covered parking with garage and large RV cover. Priced right so don't miss out on this amazing property! No production on property; no minerals convey.



**\$695,000**

Karen Lenz, Broker

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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 – Cross Plains ISD
- 3 Bedroom/2 Bath, 1,286 Sq. Ft.
- Surface Water – 1 Tank
- Water Well – N/A
- Soil Type – Sandy Loam to Rocky
- Terrain – Varied, Flat to Steep
- Hunting – Whitetail, Hogs, Turkey, Dove, Quail, & Ducks
- Outbuildings – 1
- Ag Exempt – Yes
- Taxes – \$2,363
- Price – \$ 695,000
- MLS – 20383917



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