

# 110+/- Acres & Cabin Callahan County

The Carlson Ranch has a beautiful, fully furnished 3 bed 2 bath cabin with front and back porches for relaxing & enjoying the amazing views & wildlife. Property features two picturesque ponds, one is spring-fed and ideal for the fisherman including catfish, bass, and perch & a meandering seasonal creek. The working pens include 2 holding areas, a working lane and chute. Ranch is complemented by three deer feeders & blinds, making it a prime location for wildlife observation and hunting. This property offers a 27-foot deep well for reliable water access. The natural rock outcropping enhances the landscape, providing a unique aesthetic and habitat for various wildlife. This diverse environment supports a rich array of wildlife, including ducks, quail, dove, turkey, hogs, and deer, with the occasional sighting of bobcats. Additionally, the property is equipped with an equipment shop. The 50hp Kabota Tractor can be negotiable purchased separately. From first entrance through the nice, piped entry, you will feel the amazing beauty of this place that is hard to find from rocky, rolling terrain on the East side, to the flat bottom, grassy area on the West side. Don't miss this one!



## \$849,900

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Cross Plains,  
Texas 76443  
254-725-4181



601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

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- County – Callahan
- Schools – Baird I.S.D.
- Surface Water – 2 Tank & Creek
- Well – 1
- Outbuildings – Cabin & Shop
- Soil Type – Sandy Loam & Rocky/Shale
- Terrain – Flat to Gently Rolling
- Hunting – Whitetail, Hogs, Turkey, Quail, Dove, & Ducks
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – \$2,604
- Price Per Acre – \$7,726
- Price – \$849,900
- MLS# - 20775255



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