

96+/- Acres & Home Callahan County

If you are wanting a hunting property, you need to come take a look at this 96+/- Acres with older home in Callahan County. There is approx. 40 Acres of heavy cover which includes Post Oak some Live Oak and a little bit of mesquite on the back side of the property and good fields on the front to plant food plots or run a few cows or horses. There are 2 tanks on the property and currently both tanks have water. The property has 3 water wells 2 have electric pumps and motors and one is a hand dug well that is holding water. Property fronts on FM 1864 so you have a paved road. Fences are in fair condition and holding horses. There is a small Pecan Orchard as well. Good sandy soil on the property so the opportunities are endless as to what you would want to do with this property. Per the CAD home was constructed in 1956 and would a good hunting cabin or could be a full-time home with some updates.



\$691,000

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225 SW 5th 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 or 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 – Baird I.S.D.
- Surface Water – 2 Tanks/Ponds
- Water Well – 3
- Soil Type – Sandy Loam
- Terrain – Rolling
- Outbuildings – 2BR/1B Home
- Hunting – Whitetail, Hogs, Turkey, & Dove
- Minerals to Convey – No
- Ag Exempt – Yes
- Taxes – \$753
- Price Per Acre – \$7,197
- Price – \$691,000
- MLS# – 20566084



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