

# 32.79+/-Acres Callahan County

Very Nice 32.79+/- acres south of Cross Plains on HWY 279. There is an Immaculate 2015 780 Sq Ft (per the tax roll), 2-bedroom 1 bath Cabin on a slab, complete with a full kitchen, wood burning fireplace in the living room and a large loft.

There is also another 2009 192 Sq Ft (per the tax roll), 1 bedroom, 1 bath cabin with a kitchenette. Both cabins have heat and air conditioning and are very nice. All appliances in both cabins and some furniture will convey.

The front of the property is open which is approx..10 acres the remaining property is covered in oak trees with trails mowed through the property for easy access. There are two tanks on the property that hold water until the dry season of the year. The owner states the wildlife include deer, turkey, hogs, and dove and occasionally turkey. If you are looking for a nice sized hunting property with comfortable accommodations this could be the property for you. There is also a Metal Building storage shed and a 20' X 20' covered carport.



## \$350,000

Mike Gray, Realtor

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Seller's Agent is related to the seller

Buyer will verify all Taxes & Utilities

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
- Pasture –32
- Cultivated – None
- Surface Water –2 Tanks
- Water – Co-Op
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting – Deer, Turkey, Dove, Hogs
- Outbuildings – 2
- Minerals owned – Unknown
- Ag Exempt – Yes
- Taxes - \$ 700
- Price - \$350,000
- MLS -



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