

98+/- Acres, Callahan County

This property is a perfect blend of nature and convenience, featuring mature mesquite trees, open land for enjoying West Texas sunsets, & abundant wildlife. Ideal for livestock, this property boasts several tanks, county road access on two sides, electricity, and water provided by Hamby Water Supply. The level to gently rolling terrain includes a wet weather drainage creek that feeds into multiple tanks, creating a picturesque landscape. With oil & gas production on North end of property, the seller is willing to convey half of the minerals & royalties owned. Whether you seek an agricultural production tract with mineral income, a recreational retreat, or a peaceful homesite, this property is a versatile option. Just 10 minutes from Abilene, this property provides the perfect balance of country living and urban amenities. Owner financing available with an acceptable offer!



\$588,000

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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 – Eula I.S.D.
- Surface Water – 4 Tanks/Ponds
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam & Rocky
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, & Dove
- Ag Exempt – Yes
- Minerals to Convey – 50% of Minerals Owned will Convey
- Taxes – TBD
- Price Per Acre – \$6,000
- Price – \$588,000
- MLS – 20663787



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