

172+/- Ac Callahan County

172+/- acres covered predominantly in Post Oak with Live Oak, Elm, Mesquite, Cedar, & Hackberry trees throughout. Turkey Creek runs through the southern part of the property. There's abundant wildlife including white tail deer, turkey, hogs, and quail present. During normal years with rainfall, there is a natural spring in the creek bed. Not only do you get the creek, but you also get 2 tanks! One tank was recently dug and should fill up nicely with a heavy rain; the other, even with the drought, is half full and ready for you to kick back, relax, and do some fishing! A hunting blind sits just near this tank. The soil is sandy to sandy loam. There is plenty of pasture for grazing. This property would be perfect for hunting, cattle, or recreation. Enjoy the weekend in your brand-new container hunting cabin complete with a kitchenette and bathroom, insulated with spray foam, and is heated and cooled by a window unit. The electric meter is ready for hookup and septic would need to be installed. Also, on this beautiful property is an old farmhouse that has good bones ready for you to make it your own with some TLC. Fencing and cross fencing is either good or new and includes several sturdy gates! Well produces .5-1gpm at the most. A large 5000-gallon water storage tank sits near the well and just needs to be plumbed. This property is located only 5 miles from Cross Plains and 45 miles from Abilene. It a must see with lots of elevation and breathtaking views!



\$686,741

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225 SW 5th Street
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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 I.S.D.
- Tanks – 2
- Creeks – 1
- Water Wells – 1
- Soil – Sandy Loam
- Outbuildings – Farmhouse & Container Hunting Cabin
- Ag Exempt – Yes
- Taxes – \$47
- Price – \$686,741
- MLS – 20172559



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