

144+/- Acres Callahan County

Beautiful sloping land just West of Cisco! Approximately one third cultivation, two thirds' trees & brush. Great hunting property in Callahan County where you get 2 buck tags & no antler restrictions! TONS of wildlife!!! 80+ deer have been seen at one time! Beautiful views of hills in the distance to the South. Beautiful BATTLE CREEK meanders through the property! Lots of mature oaks & mesquites providing great cover for wildlife. FM 2945 is paved & runs along the South side of the property with CR 320 along the North side. Convenient location from I-20 but feels very secluded! Half of the minerals are owned & will convey. Westbound water available on the North side of FM 2945. Electric runs along CR 320. (Property will not close before May 1st) So many possibilities with this one! Hurry, this will not last long!



\$899,000

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225 SW 5th Street
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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 – Baird I.S.D.
- Electric along CR 320
- Westbound Water avail on North side of FM 2945
- Water – 1 Tank/Pond & Battle Creek
- Soil Type – Sandy Loam
- Terrain –Sloping
- Hunting –Whitetail Deer, Dove, Quail, Hogs
- Minerals Owned – ½ Owned & Will Convey
- Ag Exempt – Yes
- Taxes - TBD
- Price Per Acre - \$ 6,243
- Price - \$899,000
- MLS-20016632



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