

35+/- Acres (Tract 2), Callahan County

Beautiful sloping land just West of Cisco! Half open field, half trees & brush. Brush & trees around the perimeter. 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. FM 2945 is paved & runs along the South side of the property with CR 320 along the North side. Convenient location from I-20. 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! More land available! Hurry, this will not last long!



\$229,000

Matt Gilmore, Realtor

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www.trinityranchland.com

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 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 runs along CR 320
- Water – Westbound available on North Side of FM 2945
- Soil Type – Sandy Loam
- Terrain –Sloping
- Hunting –Yes
- Minerals Convey – Any Owned
- Ag Exempt – Yes
- Taxes - TBD
- Price Per Acre - \$ 6,542
- Price - \$ 229,000
- MLS- 20012679



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