

39.737 Acres Callahan County

Looking for a secluded hunting property? This is just the place! This 39.73 acres should fit the bill. There is a lot of tree cover being Oak & Cedar and elevation that provides great views. There is a 40' Sea Container with spray foam insulation with electricity and window unit, with a little work could be a hunting camp! There is an old water well that the seller does not know anything about. Good ground water in the area, so should be able to get a water well. Install a septic and a bathroom in container and you have a cabin! A few draws and a seasonal creek have areas that would be a good place for a tank. Heavy tree cover provides good bedding areas for wildlife. Seller feeds corn and protein year-round. Fencing on North, East and South are in good condition. The West side fence line is cleared and ready for a new fence. This property is secluded but only about 12 miles North of Cross Plains, 11 miles South of I-20 at Putnam, about an hour to Weatherford.



\$249,900

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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 – Cross Plains I.S.D.
- Surface Water – 1 Seasonal Creek
- Wells – 1 (No known info on it)
- Soil Type – Rocky, Sandy Loam, & Clay Mix
- Terrain – Strong Roll to Flat
- Hunting – Whitetail, Dove, Quail, Hogs, & Turkey
- Outbuildings – Storage Container
- Minerals Owned – Unknown
- Minerals Convey – Any Owned will Convey
- Ag Exempt – No
- Taxes - \$923
- Price Per Acre - \$6,288
- Price - \$249,900
- MLS - 20379210



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