

42+/-Acres Callahan County

This 42+/- Acres located on County Road 469 in Callahan County is just North of Highway 36 in Rowden, TX is being surveyed out of a larger tract of land. Large Live Oak trees are scattered throughout the property with a seasonal creek draw running to a large pond stocked with fish. Electricity is available along the county road. New owner would need to contact Callahan County Water to see if they could extend the water line approximately 1900' for a water meter. Buyer may also drill test holes for a water well as several neighbors have wells. West fences and fences along county road are good to fair. A place to get out and enjoy country life!



\$231,000

Karen Lenz, Broker

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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 – Baird I.S.D.
- Pasture – 42 Acres
- Cultivated –None
- Surface Water –Tank
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting –Whitetail Deer, Turkey, Dove, Quail & Hogs
- Outbuildings- None
- Minerals owned –Unknown
- Minerals Convey – Unknown
- Ag Exempt – Yes
- Taxes - TBD
- Price Per Acre - \$5,500
- Price - \$231,000
- MLS#-14553292



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