

22+/-Acres Callahan County

22+/- Acres located in Callahan County on County Road 469, just 1 mile from Highway 36 at Rowden, TX. This 22+/- acres has beautiful large Live Oak & Post Oak trees and a pond. Native grass is strong with a natural draw running through the property. There is electricity available on the property where an old mobile home sits (seller is trying to get removed). There is also a loafing shed in the pasture for horses or livestock. County water runs along county road; buyers would need to contact Callahan County Water to obtain a feasibility study to see if a meter is available. Great place to build a new home or have as a weekend get-away. Fence along the county road is good to fair. A new interior fence will need to be built after land is surveyed and sold. Additional acreage available.



\$129,800

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 – 22 Acres
- Cultivated – None
- Surface Water – None
- 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 - \$5,900
- Price - \$129,800
- MLS#-14553236



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