

16665 ST Hwy 206, Cross Plains, Texas 76443

MLS#: 21072376 **N** Active
 Property Type: Land

16665 ST Hwy 206 Cross Plains, TX 76443
 SubType: Ranch

LP: \$734,208
 OLP: \$734,208

Recent: 09/29/2025 : NEW



Subdivision: none
 County: Callahan
 Country: United States
 Parcel ID: [R16707](#)
 Parcel ID 2: R2275
 Lot: Block:
 Spcl Tax Auth:

Lst \$/Acre: \$5,736.00

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No
 PID: No

Land SqFt: 5,575,680 Acres: 128.000 \$/Lot SqFt: \$0.13
 Lot Dimen: Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Cross Plains ISD
 Elementary: Cross Plains

Middle: Cross Plains

High: Cross Plains

Features

Lot Description: Acreage, Native - Cedar, Native - Mesquite, Pasture

Lot Size/Acres: Over 100 Acres

Present Use: Agricultural

Proposed Use: Agricultural, Cattle, Hunting/Fishing,
 Livestock, Pasture, Ranch, Residential

Zoning Info: As of Record

Development: Unzoned

Street/Utilities: Asphalt, Electricity Connected, Phone Available, Septic, Well

Road Front Desc: Highway

Road Surface: Asphalt

Crops/Grasses: Non Irrigated

Soil:

Surface Rights:

Waterfront: Creek

Vegetation: Partially Wooded

Restrictions: No Known Restriction(s)

Easements: Other

Documents:

Type of Fence:

Exterior Bldgs: Outbuilding, Storage

Miscellaneous:

Road Frontage:

Special Notes: Aerial Photo

Prop Finance: Cash

Possession: Closing/Funding

Showing: Appointment Only, See Remarks

Plat Wtrfn Bnd:

Remarks

Property Description: Discover the ultimate hunting retreat on this expansive 128-acre property, predominantly wooded with a rich variety of Cedar, Mesquite, and pecan trees. Approximately 40 acres are cleared, perfect for planting or creating food plots to attract game. The property features a 2-bedroom farmhouse complete with a carport, well, and septic system. Embrace the tranquility of nature while enjoying the benefits of a fully equipped homestead, making this an ideal investment for avid hunters and nature enthusiasts alike.

Excludes: Red Portable building

Public Driving Directions: From Cisco, Go south on Hwy 206 for approximately 18 Miles. Property will be on the right. From Cross Plains Go North, Property will be on the left Approximately 3 Miles.

Seller Concessions YN:

Agent/Office Information

CDOM: 0

DOM: 0

LD: 09/29/2025 XD: 09/30/2026

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene](#) (TRLAB) 325-261-0319

LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562

List Agt: [Brandi Wiesen](#) (0751416) 307-630-3110

LA Email: Brandiwiesen@gmail.com

LA Website:

LO Fax: 254-725-4184 Brk Lic: 0432195

LO Email: karen@trinityranchland.com

LA Cell: LA Fax:

LA Othr: (307) 630-3110 LA/LA2 Texting: Yes/

LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

Call:	Agent	Appt:	3076303110	Owner Name:	Shong
Keybox #:		Keybox Type:	Other	Seller Type:	Standard/Individual
Show Instr:	Call Agent Brandi Wiesen 307-630-3110 for showings				
Occupancy:	Owner	Open House:			
Showing:	Appointment Only, See Remarks				
Surveillance Devices Present:	Video				
Consent for Visitors to Record:	Video				

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 09/29/2025 13:10

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