

136+/- Ac & Cabin Callahan County

136+/- acres covered predominately in Post Oak trees with Live Oak, Elm, Mesquite, Cedar, and Hackberry trees throughout. Turkey Creek runs through the southern part of the property. There's an abundant wildlife, including whitetail deer, turkey, hogs, and quail! Not only do you get a creek, but you also get a tank ready for some fishing! A hunting blind sits just near this tank. There is plenty of pasture for grazing. Perfect for hunting, cattle, or recreation. It has a brand-new container hunting cabin featuring a kitchenette and bathroom, insulated with spray foam, and is heated & cooled by a window unit. The electric meter is ready for hookup and septic would need to be installed. Fencing is good or new and includes several sturdy gates! The well produces .5-1 GPM at the most. A 5,000-gallon water storage tank sits near the well, and just needs to be plumbed. This property is a must-see with breath-taking views and elevation!

****Additional acreage and amenities available!!**



\$530,400

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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.
- Tanks – 1
- Creeks – 1
- Water Wells – 1
- Soil – Sandy Loam
- Outbuildings – Container Hunting Cabin & Cattle Pens
- Ag Exempt – Yes
- Taxes – \$70
- Price – \$530,400
- MLS – 20173247



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