

# ***16.99 Acres Callahan County***

**16.99 acres just outside of Olden in Eastland County. Good Elevation Changes from the front to the back of the property. Which allows for a stunning view on the top of the hill and good location to build a house or cabin. Thick cover of Oak, Elm, Mesquite, and a few Cedars. There is a small tank (pond) on the property. Nice rock out cropping's on the back of the hill for exploring. Electricity is available and per Olden Water, a water meter is available at the time of the listing. Seller will consider owner finance with 20% down.**



**\$166,502**

**Karen Lenz, Broker**

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**www.trinityranchland.com**

225 SW 5<sup>th</sup> 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 for 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 – Eastland
- Schools – Eastland ISD
- Surface Water – 1 Tank/Pond
- Co-op Water & Electric Available
- Soil Type – Sandy Loam
- Terrain – Flat to Hilly
- Hunting – Whitetail, Hogs, & Dove
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$ 9,800
- Price – \$ 166,502
- MLS – 20898127



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