

# 17.0 Acres Callahan County

You will want to take a look at these 17 acres located in Callahan County approximately 14 miles SE of Baird & I-20, 11 miles West of Cross Plains and 30 miles East of Abilene. Very thick cover of Live Oaks, Post Oaks, Elm & some Mesquite with a hidden sanctuary pond. In the center of the property is an old coastal field of approximately 4.5 acres which would also make a good food plot area. Located off a Private, (dead end) Road, this is off the beaten path and private! Fences are good. Neighboring properties have water wells so the probability of obtaining water should be good per the seller. Callahan County Water is at the corner of CR 469 & PR 4691, buyer may check with Callahan County to see availability of a water meter in the near future. Additional acreage available, see aerial map.



## \$175,000

Karen Lenz, Broker  
325-668-3604  
[karen@trinityranchland.com](mailto:karen@trinityranchland.com)  
[www.trinityranchland.com](http://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 or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

# 17.0 Acres Callahan County

- County – Callahan
- Schools –Cross Plains I.S.D.
- Surface Water – 1 Tank/Pond
- Well – N/A
- Outbuildings – N/A
- Soil Type –Sandy Loam
- Terrain –Flat to Slightly Rolling
- Hunting – Whitetail, Dove, Quail, Hogs, and Turkey
- Ag Exempt – Yes
- Taxes – \$1,250
- Price Per Acre –\$10,294
- Price – \$175,000
- MLS – 20773828



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 or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.