

# 34.5+/- Acres Callahan County

**This 34+/- acres (to be surveyed) is a great location just south of Clyde, TX and only 8 minutes to Abilene. Ready for you to make it your own with no restrictions, build you dream home in the country, yet close enough for all city amenities. North end of the property has a good stand of Coastal, with the remainder of the property in native grasses. Fences are excellent to good. Electricity runs along the paved county road, as well as Callahan County Water.**



**\$162,150**

**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 – Callahan
- Schools – Eula I.S.D
- Terrain – Flat
- Soil – Sandy Loam
- Hunting – Deer & Hogs
- Mineral to Convey – Unknown (any owned will convey)
- Ag Exempt – Yes
- Taxes – \$458
- Price Per Acre – \$4,700
- Price – \$162,150
- MLS# – 20305563



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