

30.76+/- Acres Callahan County

The 30.76 acres in Callahan County just north of Cross Plains is a one of a kind property. just recently grubbed, cleaned and groomed ready to be built on or would make a great weekend getaway with plenty of deer and hogs. The owner had access to construction equipment and put it to great use this past year. 4 new tanks, most invasive trees and brush removed and wheat field planted in the back to attract deer and wildlife. electricity on multiple areas of the property to give you options on where to build. call the office for combo and showing instructions.



\$172,000

Matthew Stovall, Realtor

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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..
- Pasture –30 Acres
- Cultivated – None
- Surface Water – 4 Ponds
- Water – NOne
- Soil Type –Sandy Loam
- Terrain – Slightly Rolling
- Hunting –Whitetail Deer, Turkey, Dove
- Outbuildings –None
- Minerals owned – None
- Ag Exempt – Yes
- Taxes - \$ 136
- Price Per Acre - \$ 5,592
- Price - \$172,000
- MLS - 14617230



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