

# 59+/-Acres Callahan County

Check out this 59+- acres located in Callahan County on FM paved road frontage on the South side and county road frontage on the East side. Property is cross fenced and has approximately 19 acres in tree cover with Live Oaks, Post Oaks, and Mesquite with remainder in cultivation. There is a seasonal creek that runs through the SE side and a pond in the Mesquite treed area where you will see wildlife tracts. Electricity runs along the fence line and is on the property by the tank. Coleman County water meter is available to purchase for the new owner. The North end has great soil for planting just about anything or building your new home or weekend cabin. Fences are good to fair on the property and have recently held livestock. Property is Ag exempt. There are pipelines through the cultivated field.



**\$294,705**

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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 – Cross Plains I.S.D.
- Pasture – 19 Acres
- Cultivated – 40 Acres
- Surface Water – 1 Tank/Pond & Seasonal Creek
- Soil Type – Rocky/Shale, Sandy Loam
- Terrain – Gentle Roll to Flat
- Hunting – Whitetail Deer, Turkey, & Hogs
- Minerals Owned/Convey – Unknown
- Ag Exempt – Yes
- Taxes - \$ 337
- Price Per Acre - \$ 4,995
- Price - \$294,705
- MLS - 20276069



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