

17.5+/- Acres & Home Callahan County

Step into 17 acres of quiet solitude. Surround yourself with oak, cedar, mesquite, and thick cover where deer and other wildlife call home. Get comfortable in a 3 BR, 2 bath home with a loft, and an open kitchen, dining, and living room area design. Clean up in the mud room, complete with sink. Lots of privacy as house sits at very back of property. Walk outside and discover many uses for the sheds and lean-to buildings. With no restrictions, raise animals in the sectioned off high-fenced pens. Enjoy all the freedoms that this rural life has to offer, near enough to town for conveniences but far enough away for the countryside. Being sold As-Is.



\$319,000

Karen Lenz, Broker
325-668-3604
karen@trinityranchland.com

Diane Woods, Realtor
325-660-8227
diane@trinityranchland.com

www.trinityranchland.com

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.

17.5+/- Acres & Home Callahan County

- County – Callahan
- Schools – Cross Plains I.S.D.
- Surface Water – N/A
- 3BR/2B Home w/ Loft, 1,581 Sq. Ft.
- Outbuildings – Sheds, Lean-to's, & Workshop w/ Electric
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail, Hogs, & Turkey,
- Ag Exempt – No
- Taxes – \$ 4,418
- Price – \$319,000
- MLS – 20540722



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.