

110+/-Acres & Cabin Callahan County

This 110 acre property is located in Northern Callahan County just 15 minutes northwest of Cisco, Tx and I-20. Eubanks Creek runs through the property with deep banks & pools of water. A small hunting cabin provides a place to camp with water & electricity. Currently under an ag exemption, taxes are minimal, & the raw canvas of this property allows the buyer an opportunity to clear as they deem fit. From rocky areas to fertile fields gives the opportunity for hunting, grazing, & planting. Whitetail deer, turkey, dove, quail, hog have all been seen & hunted on the property as well as the occasional coyote. Paved road frontage & gravel county road frontage allows for convenient access, 2 ponds, 1 spring fed & stock with Bass, Catfish & bait fish.



\$583,000

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225 SW 5th Street
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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 – Moran I.S.D.
- Pasture – 75 Acres
- Cultivated – 35 Acres
- Surface Water – Eubanks Creek & 2 ponds
- Soil Type – Clay, Sandy Loam
- Terrain – Rolling, Rugged
- Hunting – Deer, Turkey, Dove, Quail, and Hogs
- Outbuildings – Cabin
- Ag Exempt – Yes
- Taxes - \$ 88
- Price Per Acre - \$5,300
- Price - \$583,000



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