

540+/- Acres, Callahan County

AMAZING 540 +/- acres just West of Cisco! Convenient location to I-20. Only 8 miles to Cisco & 30 miles to Abilene. This property has it all! Great low fence property perfect for cattle, hunting or recreation. Abundant wildlife! Located in Callahan County where you get two buck tags & no antler restrictions! Deer blinds & feeders convey! Historic Battle Creek runs through & is currently holding water. 3 stock tanks. Good mixture of open pasture & brush. Lots of mature oaks, pecan & mesquite trees. An old farmhouse needing a little TLC sits far back off the road along with a workshop with electricity & plenty space to store UTVs out of the weather. Amazing views from every direction from the house. Could be a hunter's cabin or fixer-upper! Nice size set of cattle working pens. Water well! Perimeter fence in excellent condition! Solar gate opener at front entrance. 100% of the minerals are owned & will convey! This place has so much to offer! You've got to see it to believe it!



\$2,970,000

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225 SW 5th Street
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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 – Baird ISD
- Surface Water – 3 Tanks/Ponds
- Water Well – 1
- Soil Type – Clay, Sandy Loam
- Terrain – Sloping
- Hunting – Whitetail, Dove, Quail, Hogs, Turkey, & Duck
- Outbuildings – Old Farmhouse
- Ag Exempt – Yes
- Taxes – \$561
- Price Per Acre – \$5,500
- Price – \$ 2,970,000
- MLS – 20065074



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