

126+/-Acres Callahan County

This 126+/- Acres in Callahan County, just outside of Cross Plains, Texas is covered in predominantly Post Oak and Red Oak trees. There are a few Live Oak, Pecan and some Mesquite have come in the old fields. The old home site has huge trees with 30 AMP electricity for you to bring your camper and enjoy the country! The nice large tank on the north side of property has Bass for your fishing experiences. A seasonal creek runs through the South side of the property with a small pond (currently dry) that could be made deeper and larger for an additional water source. Plenty of cover, brush & browse with track everywhere of the abundant wildlife which consists of deer, quail, dove, turkey, hogs and other varmints.



\$948,750

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Fences are good for livestock with plenty of native grasses. The sandy to sandy - loam soil is great for planting. Plant the old fields for extra feed or make them food plots for wildlife.

Only 2 hours to Ft. Worth, 3 hours to Austin and 45 minutes to Abilene

Buyer to verify all utilities & Taxes

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 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.
- Soil – Sandy to Sandy-Loam
- Surface Water –1 tank and a seasonal creek
- Hunting –Whitetail Deer, hogs, turkey, dove and quail
- Minerals – Unknown
- Taxes - \$115
- Price Per Acre – \$7,500
- Price - \$948,750
- MLS-20032816



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