

15+/- Acres, Callahan County

This 15+- acres is a perfect blend of nature and convenience, featuring mature mesquite pastureland great for enjoying West Texas sunsets. Property has abundant wildlife and ideal for a few head of livestock. Frontage is on County Road 105 with access to electricity and water provided by Hamby Water Supply. Whether you seek a recreational retreat or a peaceful homesite, this property is a versatile option. Just 10 minutes from Abilene, this property provides the perfect balance of country living and urban amenities. Owner financing is available with an acceptable offer! Additional acreage available.



\$117,000

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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 – Eula I.S.D.
- Surface Water – N/A
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam & Rocky
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, & Dove
- Ag Exempt – Yes
- Minerals to Convey – 50% of Minerals Owned will Convey
- Taxes – TBD
- Price Per Acre – \$7,800
- Price – \$117,000
- MLS – 20698924



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