

# 16+/- Acres, Callahan County

This 16+- acres is a perfect blend of nature and convenience, featuring mature mesquite trees and abundant wildlife. This property has excellent frontage on both CR 100 and CR 105. Ideal for livestock, this property also has 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.



**\$128,000**

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225 SW 5<sup>th</sup> 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 – 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 – \$8,000
- Price – \$128,000
- MLS – 20698969



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