

153 ± Acres in Callahan County
TBD CR 153
Cross Plains, TX 76443

\$611,235
153± Acres
Callahan County



153 ± Acres in Callahan County
Cross Plains, TX / Callahan County

SUMMARY

Address

TBD CR 153

City, State Zip

Cross Plains, TX 76443

County

Callahan County

Type

Farms, Ranches, Hunting Land

Latitude / Longitude

32.126249 / -99.165342

Taxes (Annually)

185

Acreage

153

Price

\$611,235



PROPERTY DESCRIPTION

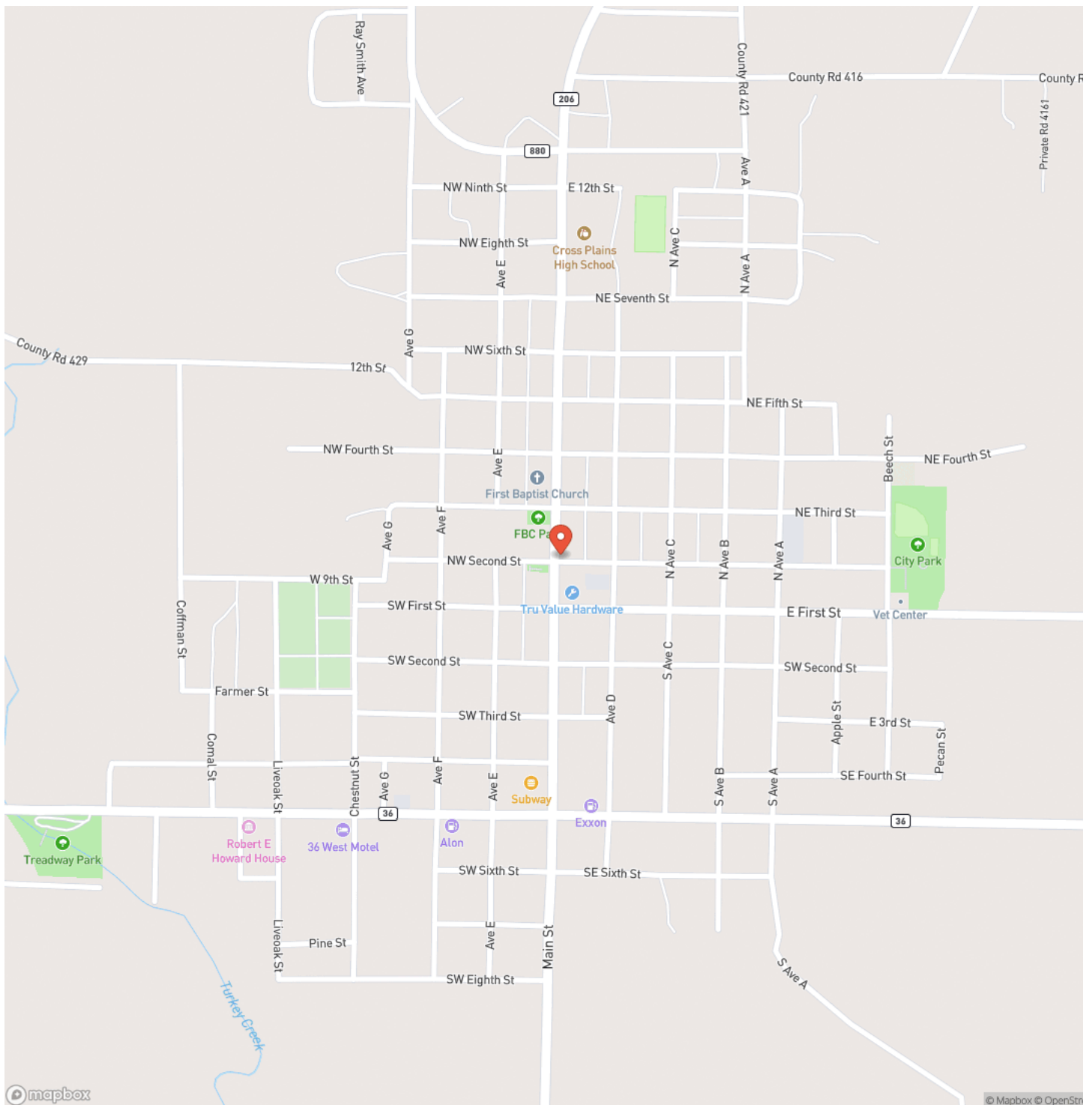
153 ± Acres in Callahan County

Acreage: 152.25	Price: \$ 619,000
Cultivation: 95 Acres	Price Per Acre: \$ 4065.68
Pasture: 57 Acres	Well(s): None
Vegetation: Native Grass & Crops	County Water: None at this time
Terrain: Gently Rolling	Electricity: Available on property
Soil Type: Rowena A	Fences: Fair
Hunting: Dove, Deer, Turkey	Outbuildings: None
Feeders: None	Surface Tanks: One
Blinds: None	Estimated Taxes: \$ 300 (including mineral royalties)
Tree Cover: Mesquite & Elm	School District: Cross Plains ISD
Minerals Owned: Unknown	Minerals Conveyed: ½ of minerals owned
Legal Description: 152.25 acres out of Comal County School Land Sur, Section 181, Blk 48 AB-107	
Directions: Property is a square at the N.W. corner of County Rd 443 and County Rd 400. Take FM 2287 West of Cross Plains. Turn left or south on County Rd 443 and go approximately 2.5 miles to County Rd 400.	
Property Description: A very productive farm with some of the best soils in Callahan or Coleman County. Rowena A soil is the dominant soil on the entire property and produces abundant grazing and other crops. The mesquite and elm cover on the native 57- acre pasture land provide excellent cover for game.	

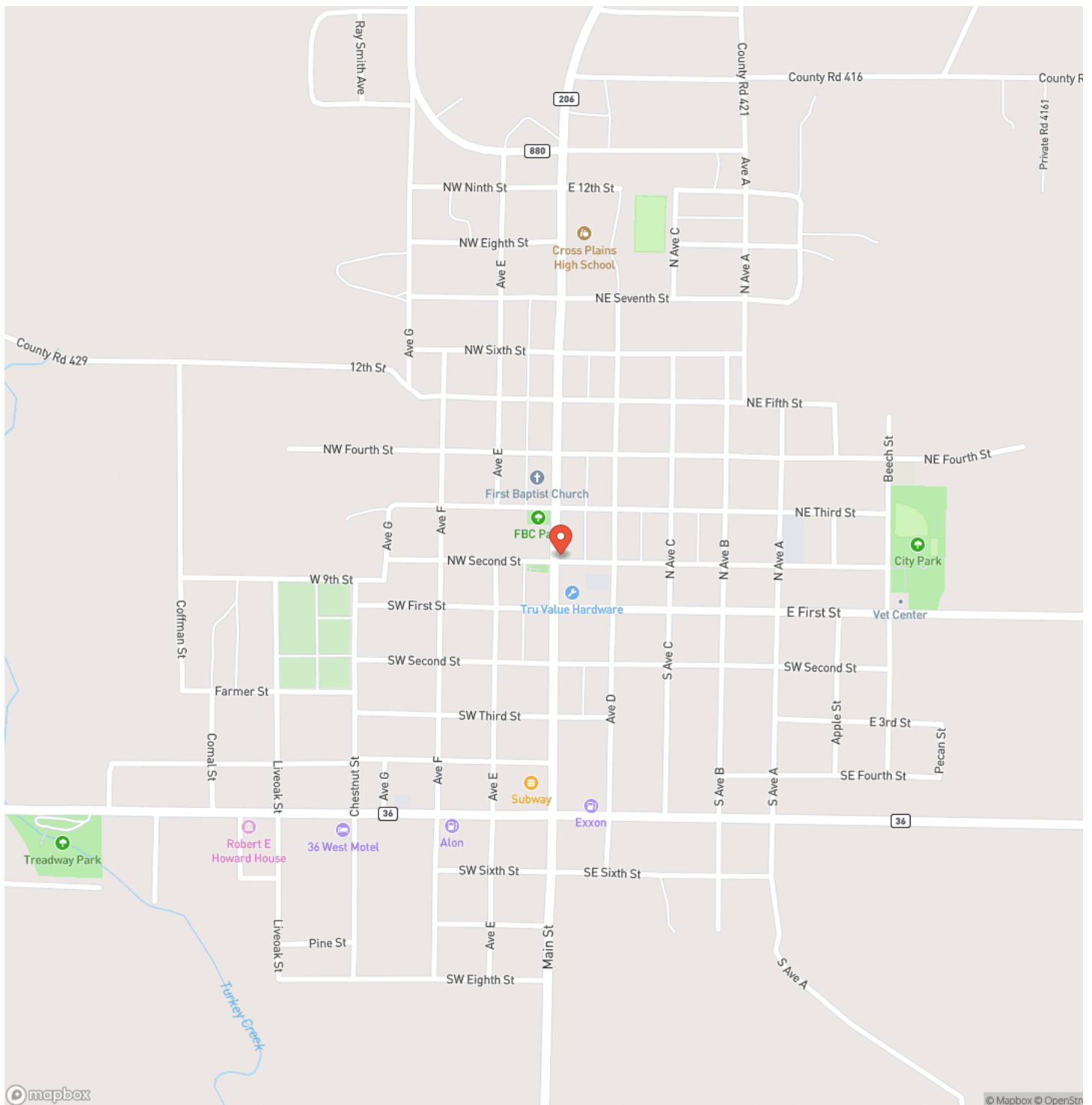
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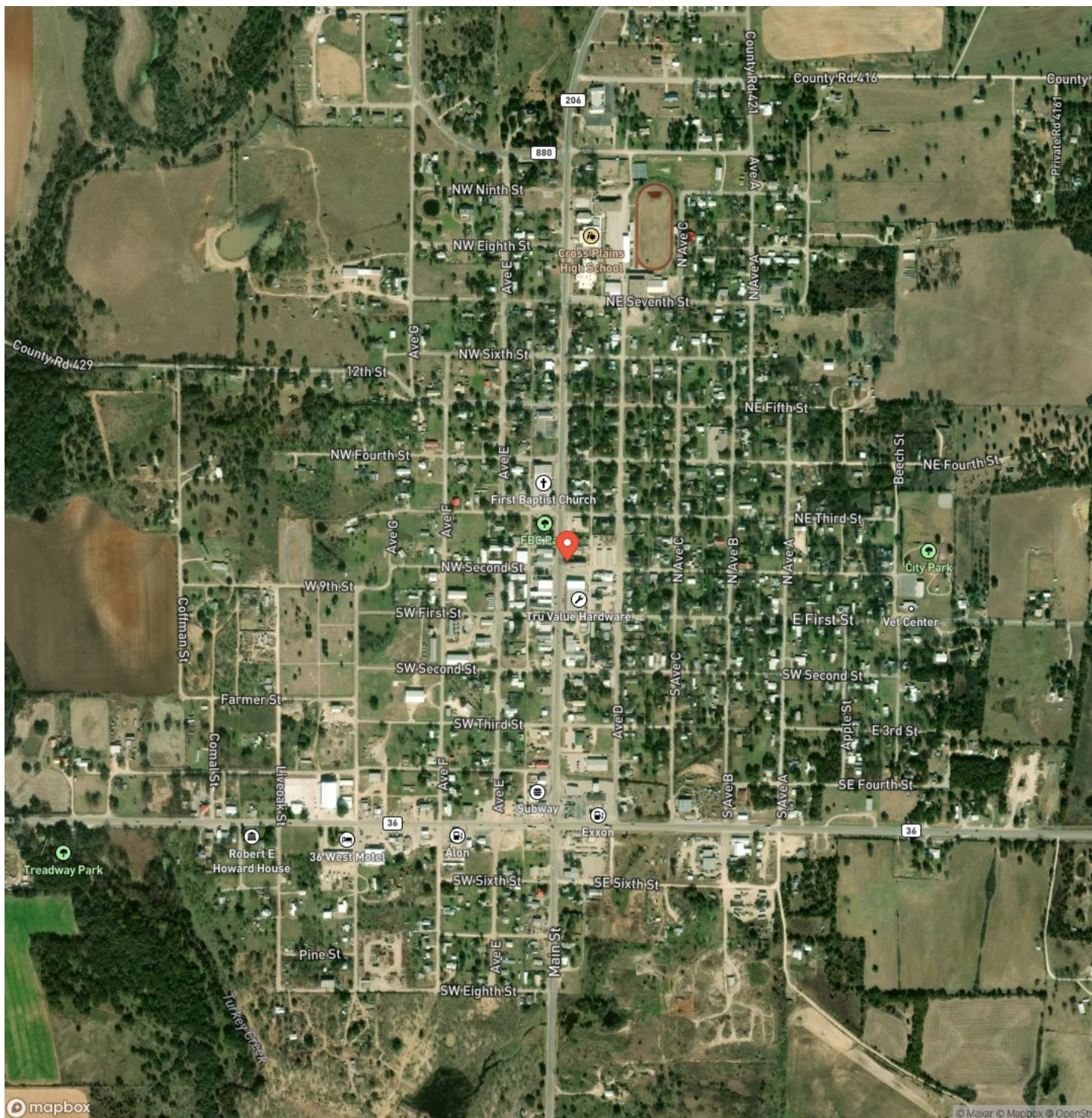
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Charles Chesshir

Mobile

(325) 642-1999

Office

(325) 625-4181

Email

charles@liveoakrealtors.com

Address

City / State / Zip

Coleman, TX 76834

NOTES

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MORE INFO ONLINE:

<https://www.liveoakrealtors.com/>

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Liveoak Land & Real Estate
1815 S Commercial Ave
Coleman, TX 76834
(325) 625-4181
<https://www.liveoakrealtors.com/>

