

Western Trail Outpost
3410 CR 470
Baird, TX 79504

\$2,487,026
637.699 +/- acres
Callahan County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Western Trail Outpost
Baird, TX / Callahan County

SUMMARY

Address

3410 CR 470

City, State Zip

Baird, TX 79504

County

Callahan County

Type

Hunting Land

Latitude / Longitude

32.2865059 / -99.342462

Bedrooms / Bathrooms

7 / 7

Acreage

637.699

Price

\$2,487,026

Property Website

<https://moreoftexas.com/detail/western-trail-outpost-callahan-texas/24128/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Western Trail Outpost

Baird, TX / Callahan County

PROPERTY DESCRIPTION

The Western Trail Outpost consists of 638 acres of hunting and recreational land. The property is turn key as it is, or could be developed for even greater hunting enjoyment by a family, corporate group, or hunting club.

LOCATION: 8.5 miles SW of Baird, TX in Callahan County. CR 470 frontage

* 2 hours west of Fort Worth

* 2 hours 45 minutes west of Dallas

WATER: Multiple tanks and 2 stocked ponds the largest being 2 acres

CLIMATE: 28 - 32" of annual rainfall

UTILITIES: City water and electric. Septic sewer

WILDLIFE: Whitetail deer, turkey, hog, squirrel, waterfowl, ducks, and predators

MINERALS: N/A

VEGETATION: Mix of native grasses; Hardwood bottoms along wet weather creeks and mesquite flats

TERRAIN: Over 100 feet of elevation change on East side of property, offering great views for miles as well as canyon for hunting. West side of property is gently rolling plains.

SOILS:

TAXES: Ag. Exempt

IMPROVEMENTS: Main entertainment lodge, bunkhouse, and 4 individual "motel" rooms in separate large cabin each with individual HVAC and water controls for ease of use. Property also has separate hunting outpost cabin with solar and generator hookups, as well as a restored pre-civil war rock house used by travelers as a safe haven from Comanche Indians as well as a resting place for cowboys driving herds on the Western Trail up to Dodge City, Kansas. Now it serves as a great post hunt entertainment and cocktail area. Ranch roads are all freshly cleared and graded, deer stands and feeders, deer processing area with power and water ran to it, storage building and pole barn all with utilities ran. the list goes on.



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

CURRENT USE: Hunting/recreational for family

POTENTIAL USE: Hunting/recreational for family, corporate retreat, or commercial hunting operation

FENCING: Good fencing on all sides, with most being under 5 years old

ACCESS: County road frontage on CR 470

EASEMENTS: None

LEASES: None

Contact John Nickles 972-757-5357 to schedule a private showing

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEX, LLC.

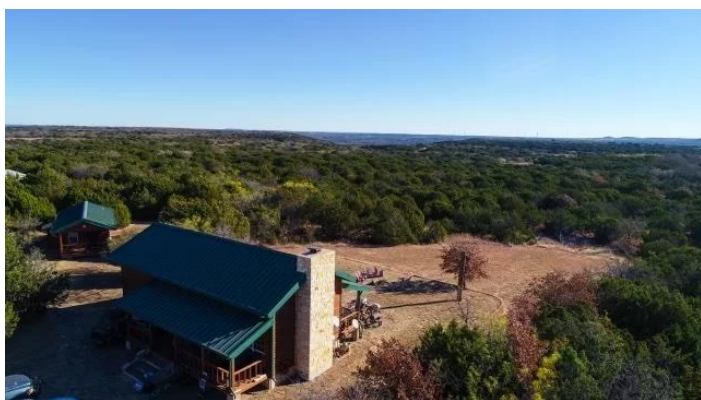


MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

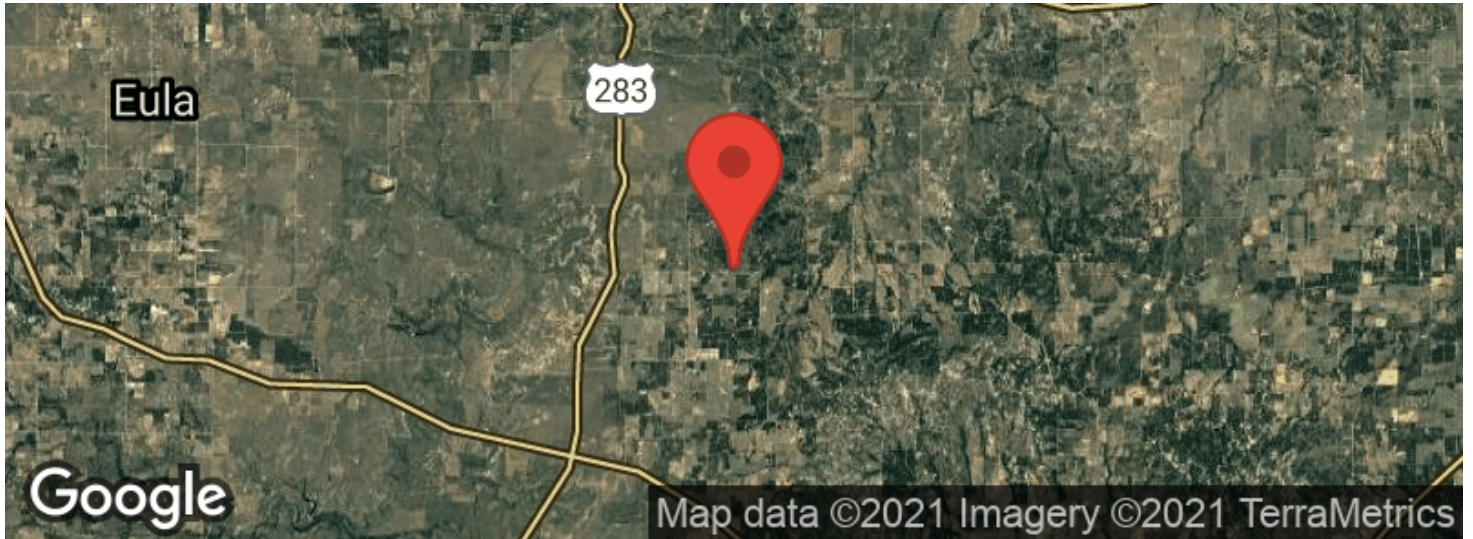
Western Trail Outpost
Baird, TX / Callahan County



Locator Maps



Aerial Maps



Western Trail Outpost
Baird, TX / Callahan County

LISTING REPRESENTATIVE

For more information contact:



Representative

John Nickles

Mobile

(972) 757-5357

Email

jnickles@mossyoakproperties.com

Address

4646 E I-30

City / State / Zip

Rockwall, TX 76207

NOTES



MORE INFO ONLINE:

MoreofTexas.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MoreofTexas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com