

27 Acres (Tract 23) Callahan County

27-ac parcel, just 20 min to Abilene, offering an idyllic blend of tree cover & open spaces. This picturesque property boasts a mix of sprawling Mesquite groves & open terrain, creating a diverse & captivating landscape. With its fertile soil and ample sunlight, it serves as an ideal canvas for cultivating food plots to support local wildlife or for growing crops tailored to cater to the needs of livestock. Build your new home or weekend retreat. Water & electricity available at the road. Whether you envision creating lush pastures for grazing animals or establishing bountiful harvests to nourish both wildlife & agricultural endeavors, this 27-acre oasis provides a canvas for realizing your rural dreams. Additional acreage is available. Don't miss out on the opportunity to own this remarkable piece of land, where the possibilities are as vast as the Texas sky. Take the first step towards making your agricultural aspirations a reality & secure your slice of countryside paradise today.



\$215,865

Karen Lenz, Broker
325-668-3604
karen@trinityranchland.com

Mike Rogers, Realtor
325-665-4695
mike@trinityranchland.com
www.trinityranchland.com

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.

27 Acres (Tract 23) Callahan County

- County – Callahan
- Schools – Eula I.S.D.
- Surface Water – Seasonal Creek
- 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 – No
- Taxes – TBD
- Price Per Acre – \$7,995
- Price – \$215,865
- MLS – 20548331



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.