## 49.02 Acres Callahan County

Pristine 49.02 acres on a paved road with approx. 17 acres in Coastal. This property is cleaned & would be a great horse or cattle property. The Coastal field has been weed killed & fertilized for the last three years & is clean with a great stand this year. The seller says he cut & baled around 110 bales last year on two cuttings even with the shortage of rainfall. The property is completely fenced & cross fenced, includes three tanks and a water well that the seller states is 46 gpm output. There is a 25' x 52' metal building at the front of the property that could be used for whatever you decide. It would be easy to run your stock on the back 32 +or- acres and still cut hav on the coastal field the back 32+oracres has native and coastal grass. There are numerous oak trees with a few mesquites on the back 32+or-Acres. There is a good area on the 32 +or - acres could be the perfect location to build a home. If you have been looking for that one property you need to come see this one.



\$450,000

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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

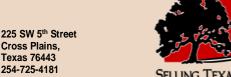
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- · County Callahan
- . Schools Cross Plains I.S.D.
- Surface Water 3 Tanks/Ponds
- Well 1
- Outbuildings 25' X 52' Metal Building
- Soil Type Sandy Loam
- . Terrain Flat
- Hunting Whitetail, Small Game, & Dove
- Ag Exempt Yes
- Minerals to Convey Yes (Any Owned)
- . Taxes \$50
- Price Per Acre \$9,180
- Price \$450,000
- MLS 20643823











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