

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 hay on the coastal field the back 32+or- acres 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

Mike Gray, Realtor
325-386-7403
mikeg@trinityranchland.com

Stephen Reid, Realtor
432-301-5517
stephen@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

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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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