

59+/- Acres Callahan County

59 +/- Acres Just outside of the city of Cross Plains. The acreage is predominantly an old coastal field with some oak trees. There are two tanks on the property one is currently dry. Property is fenced around three sides the south side would need to be fenced. Electricity available. The coastal does need to be weed killed, fertilized and rain. Additional acreage is available. Property is located off a Private Road.



\$286,150

Karen Lenz, Broker

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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.

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- County – Callahan
- Schools – Cross Plains I.S.D.
- Surface Water – 2 Tanks
- Well – None
- Outbuildings – None
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail & Hogs
- Ag Exempt – Yes
- Minerals to Convey – Yes
- Taxes – \$177
- Price Per Acre – \$4,850
- Price – \$286,150
- MLS – 20401434



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