

9484 State Highway 36 E, Cross Plains, Texas 76443

MLS#: 21370135 **N** Active
Property Type: Land

9484 State Highway 36 E Cross Plains, TX 76443-4945
SubType: Improved Land

LP: \$1,600,000
OLP: \$1,600,000

Recent: 08/26/2026 : NEW



Subdivision: Na
County: Callahan
Country: United States
Parcel ID: [R002757](#)
Lot: **Block:**
Legal: ACRES: 208.910 ABST 225 SUR 852 R HENDERSON
Unexempt Tx: \$685
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$7,622.31

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 9,143,680 **Acres:** 209.910 **\$/Lot SqFt:** \$0.17
Lot Dimen: **Will Subdv:** No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Land Leased:
AG Exemption: Yes
Seller Concessions:

Tanks/Ponds: 2
Wells:
Wtr Metrs:

Cultivated Acres:
Bottom Land Ac:
Irrigated Acres: 95.00

School Information

School Dist: Cross Plains ISD
Elementary: Cross Plains
Middle: Cross Plains
High: Cross Plains

Features

Lot Description: Acreage, Agricultural
Lot Size/Acres: Over 100 Acres
Present Use:
Proposed Use: Agricultural, Cattle, Equine, Grazing, Livestock, Pasture, Ranch, Residential, Single Family
Zoning Info: Not zoned
Development: Unzoned
Street/Utilities: Electricity Connected, Septic, Well
Crops/Grasses: Coastal Bermuda
Soil:
Surface Rights:
Waterfront:
Barn(s) - Stalls/Size: /40x40

Restrictions: None
Easements: Utilities
Documents:

Type of Fence: Gate
Exterior Bldgs:

Special Notes:
Prop Finance: Cash, Conventional, Federal Land Bank
Possession: Closing/Funding
Showing: Appointment Only

Remarks

Property Description: Located just 3 miles west of Cross Plains on Highway 36, this impressive 210± acre Callahan County ranch combines productive agricultural land, abundant water, livestock infrastructure, an updated farmhouse, and excellent accessibility. With approximately 4,485 feet of Highway 36 frontage plus additional access from CR 441, the property offers versatility for cattle, hay production, horses, a full-time residence, or investment. The ranch features established improved Coastal Bermuda supported by two irrigation pivots covering approximately 95–100 acres. Recent hay production included approximately 210 round bales from the east pastures on the first cutting and 110 round bales from the irrigated portion on the second cutting. The west pasture has primarily been used for grazing. Water resources include four wells and two surface tanks supporting irrigation, livestock, and ranch operations. The property is cross-fenced into seven pastures with good barbed-wire fencing, working pens, and a round pen, providing an efficient setup for rotational grazing and livestock management. An updated 3-bedroom, 2-bath farmhouse offers comfortable country living with an open-concept layout, split-bedroom floor plan, and front and back porches. Mature trees surround the home, creating a peaceful, established homesite. Additional improvements include a 40' x 40' metal shop for equipment, tools, feed, and ranch projects. With irrigated Coastal, proven hay production, abundant water, seven pastures, livestock facilities, a shop, updated farmhouse, and exceptional highway frontage, this ranch offers a rare combination of productivity, functionality, accessibility, and authentic Texas ranch living. All acreage, measurements, production figures, distances, and other information are approximate and should be verified by Buyer and Buyer's Agent.

Public Driving Follow GPS
Directions:
Seller Concessions YN:

Agent/Office Information

CDOM: 1 **DOM:** 1 **LD:** 08/25/2026 **XD:** 08/25/2027
List Type: Exclusive Right To Sell
List Off: [Trinity Ranch Land](#) (TRL00FW) 817-482-6386 **LO Fax:** **Brk Lic:** 9000216
LO Addr: 14525 Serrano Ridge Rd. Fort Worth, Texas 76052 **LO Email:** Karen@TrinityRanchLand.com
List Agt: [Amanda Cromwell](#) (0737224) 325-280-4807 **LA Cell:** 325-280-4807 **LA Fax:**
LA Email: amanda@trinityranchland.com **LA Othr:** 325-280-4807 **LA/LA2 Texting:** Yes/
 LA2 Cell: 325-668-3604
List Agt 2: [Karen Lenz](#) (0432195) 325-668-3604 **LA2 Email:** karen@trinityranchland.com
LA Website: **LO Sprvs:** Karen Lenz (0432195) 254-725-4181
Off Web: TrinityRanchLand.com

Showing Information

Call: **Appt:** **Owner Name:** Tax Records
Keybox #: 0 **Keybox Type:** Combo **Seller Type:** Standard/Individual
Show Instr: Text listing agent
Show Allowed: Yes
Show Srvc: None
Showing: Appointment Only

Prepared By: Lori Jobe Trinity Ranch Land Cross Plain on 08/26/2026 14:03

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