

133.43 Acres, Callahan County

133.43 Acres located in Callahan County, just a few miles North of Highway 36 near Rowden. You will love this place in the spring and summer with scattered Oaks and green grass (see Spring pictures), it is really a show place. A great place for livestock, equestrian use, and a little hunting. Front and back pastures have Coastal that needs some TLC but could come back strong in this sandy-to-sandy loam soil. There is a tank on the property providing surface water. A set of working pens on the North fence line with a container for storing feed in. Fences are in good condition on North, East & West side with some cross fencing as well & a new South fence. There is electricity on the property and run underground to where owner camper sits, as well as a water well ready for you to build your new home! This is a good clean place. Come escape to quiet country living where the stars shine bright at night, beautiful sunsets, and listen to the sounds of peaceful country living.



\$653,200

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225 SW 5th Street
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601 I-20 Frontage
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- County – Callahan
- Schools – Cross Plains ISD
- Surface Water – 1 Tank/Pond
- Water Well – 1
- Soil Type – Sandy to Sandy Loam
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Dove, & Quail
- Ag Exempt – Yes
- Taxes – TBD
- Price Per Acre – \$ 4,895
- Price – \$ 653,200
- MLS – 20504119



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