

# 5.935+/- Acres & Home Callahan County

Peaceful country living on nearly 6 acres in Clyde, Tx! Escape to tranquility with this spacious 1,680 sq ft double wide mobile home nestled on 5.935 scenic acres along CR 250 in Eula ISD. Featuring 3 bedrooms, 2 bathrooms, a spacious living area, kitchen and dining room. There is a 30-amp RV hookup on the property already installed, perfect for guests or travel trailers. This home is ideal for both relaxing and entertaining! Ideal for anyone seeking country serenity without sacrificing convenience with this property is only 15 minutes from Abilene! Don't miss this opportunity to own your own slice of Texas country life. \*\*Buyer to Verify Measurements, Taxes, & All Information\*\*



## \$199,000

Christina Prince, Realtor  
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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

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
- 3BD/2BA – 1,680 SqFt  
Double-Wide built in 2008
- 30amp RV Hook-Up Installed
- Schools – Eula I.S.D.
- Soil Type – Sandy Loam
- Terrain – Flat
- Surface Water – None
- Minerals Convey – Unknown
- Ag Exempt – No
- Taxes – \$8,015
- Price – \$199,000
- MLS – 20932967



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