

41.721 Acres Callahan County

Seeking Seclusion and Prime Hunting Land?
Don't miss this exceptional opportunity to own 42± acres tucked away at the end of a private road. This secluded tract is densely populated with mature Post Oaks, offering excellent cover and abundant signs of wildlife throughout ideal for hunters and nature lovers alike. The property features sandy to sandy loam soil, perfect for planting wildlife food plots, including a plowed 5-acre field ready for use. Three stock tanks provide ample water for wildlife and livestock. There's an existing water well in place, with the potential to activate a second well using electricity or solar power. Additional highlights include electricity on-site, scenic views of the West Texas hills, and breathtaking sunsets. Cleared senderos cut through the thick timber, creating prime hunting lanes and easy access across the land. Located just 2 hours from Fort Worth, 40 minutes from Abilene, and a quick 15-minute drive to Cross Plains, this is a rare chance to own your own private retreat with both recreational and homestead potential. More land available... Recent survey. Buyer and buyer's agent to verify utilities, schools, taxes and all information.



\$349,000

Gayelena Rener, Realtor

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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 or 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 ISD
- Soil Type – Sandy Loam
- Terrain – Flat
- Tanks/Ponds- 3
- Well – 1
- Outbuildings – Loaf Shed & Tack Room
- Hunting – Whitetail, Hogs, Turkey, Dove
- Ag Exempt – Yes
- Minerals to Convey – N/A
- Taxes – TBD
- Price Per Acre – \$8,365
- Price – \$349,000
- MLS – 20938018



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