

133.31 Acres, Callahan County

133.31 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.



\$649,000

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 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 – \$ 4,868
- Price – \$ 649,000
- MLS – 20790333



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