

10.5 Acres (Tracts 8 & 10) Callahan County

Nestled just a brief 20-minute drive from Abilene, these picturesque 10.5-acre tracts boast the charm of rural living with the convenience of nearby amenities. With county road frontage, accessibility is seamless, welcoming you to envision your dream homestead. Whether you're longing to cultivate your own garden oasis, cultivate hay for your cherished farm animals, mentor your children through their 4H endeavors, or simply relish the tranquility of country living in retirement, this property caters to diverse aspirations. Additionally, water & electric are readily accessible at the county road, ensuring practicality & ease in establishing your envisioned homestead. Great bird hunting in this region for you hunters. Additional acreage available to the North & the East. Don't miss this opportunity to own a piece of Texas! Your new beginning awaits amidst these sprawling 10.5 acres of good soil & amazing West Texas sunsets.



**\$91,875
per tract**

Karen Lenz, Broker
325-668-3604
karen@trinityranchland.com

Mike Rogers, Realtor
325-665-4695
mike@trinityranchland.com

www.trinityranchland.com

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

10.5 Acres (Tracts 8 & 10) Callahan County

- County – Callahan
- Schools – Eula I.S.D.
- Surface Water – N/A
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam & Rocky
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, & Dove
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – TBD
- Price Per Acre – \$8,750
- Price – \$91,875 per tract
- MLS – 20548960; 20550600



225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181