

40+/- Acres Callahan County

Explore the potential of this remarkable 40-acre parcel of wooded hunting land, perfectly suited for both recreational pursuits and livestock grazing. This property boasts an abundance of post oak, being the majority and some mesquite trees. Thick cover providing not only a rich habitat for wildlife but also a picturesque landscape that enhances the natural beauty of the area. The dense foliage and varied terrain create an ideal environment for a diverse range of wildlife. This makes the property a prime location for hunting enthusiasts, with opportunities to observe and harvest game in a natural setting. Conveniently located with easy access off good county roads, this property strikes a balance between seclusion and accessibility, making it suitable for weekend getaways or permanent residence. Build your country dream home or weekend cabin. Good sandy loam soil for planting and horses. Water meter installed and electricity is along county road on the other side. Make your appointment to see this rare, clean and Oak filled property!



\$365,000

Austin Dunaway, 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 – Baird ISD
- Surface Water – N/A
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, & Dove
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – TBD
- Price Per Acre – \$9,125
- Price – 365,000
- MLS-- 20866810



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