

901 S Ave A, Cross Plains, Texas 76443

MLS#: 20982126 **N** Active
Property Type: Land

901 S Ave A Cross Plains, TX 76443
SubType: Ranch

LP: \$1,104,374
OLP: \$1,104,374

Recent: 06/26/2025 : NEW



HOA: None
HOA Website:
HOA Management Email:

HOA Co:

Lst \$/Acre: \$5,224.34
Subdivision: ABST 2 SEC 777 WG Anderson
County: Callahan **Lake Name:**
Country: United States
Parcel ID: [R000139](#) **Plan Dvlpm:**
Parcel ID 2: R000140,R000141,R000142
Lot: **Block:** **MultiPrcl:** Yes **MUD Dst:** No
Legal: ACRES: 211.4 +/- Acres ABST 2 SEC 777 W G ANDERSON
Unexmpt Tx: \$438
Spcl Tax Auth: **PID:**No

Land SqFt: 9,208,148 **Acres:** 211.390 **\$/Lot SqFt:** \$0.12
Lot Dimen: **Will Subdv:** Yes
Land Leased: Yes

General Information

Crop Retire Prog: No
Land Leased: Yes
AG Exemption: Yes

Lakes:
Tanks/Ponds: 4
Wells: 2

Pasture Acres:
Cultivated Acres: 165.00
Bottom Land Ac:

School Information

School Dist: Cross Plains ISD
Elementary: Cross Plains

Middle: Cross Plains

High: Cross Plains

Features

Lot Description: Acreage, Agricultural, Cleared, Few Trees, Level, Native - Mesquite, Native - Oak, Pasture, Tank/ Pond
Lot Size/Acres: Over 100 Acres **Restrictions:** No Known Restriction(s)
Present Use: Agricultural, Grazing, Horses, Hunting/Fishing, Livestock, Pasture, Recreational **Easements:** Utilities

Proposed Use: Agricultural, Barndominium, Cattle, Feed Lot, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Manufactured Home, Mixed Use, Mobile Home, Orchards/Vineyards, Pasture, Ranch, Recreational, Residential **Documents:** Aerial Photo

Zoning Info: Unknown **Type of Fence:** Barbed Wire, Cross Fenced

Development: Unzoned **Exterior Bldgs:**

Street/Utilities: Electricity Connected, Outside City Limits, Private Road, Well

Topography: flat to slight roll **HOA Includes:**

Road Front Desc: City Street, Private Road **Miscellaneous:**

Road Surface: Asphalt, Gravel **Road Frontage:**

Crops/Grasses: Coastal Bermuda, Improved Pasture, Native, Small Grain **Special Notes:**

Soil: Sandy Loam **Prop Finance:** 1031 Exchange, Cash, Conventional, Federal Land Bank, Texas Vet

Surface Rights: **Possession:** Closing/Funding
Waterfront: **Showing:** Appointment Only, Combination Lock Box

Vegetation: Grassed, Partially Wooded **Plat Wtrfn Bnd:**
Horses: Yes **Dock Permitted:** **Lake Pump:**

Remarks

Property Description: Prime Texas Acreage – 211.4± Acres Near Cross Plains Discover your opportunity to own a beautiful piece of Texas just outside the city limits of Cross Plains. This 211.4± acre property offers an ideal setting for building your dream home, raising horses or livestock, or developing into a productive agricultural operation. The land features expansive coastal and cultivated fields with scattered mature oak trees, providing both open space and natural beauty. The sandy and sandy loam soil is well-suited for planting, grazing, or creating a horse arena. Four tanks (ponds) are located on the property—two of which are seasonal and may dry during drought conditions. Water access is excellent, with 3 water wells (including 2 with a solar pump & one on electric), and a City of Cross Plains water meter already in place. Electricity is available on-site, and there are multiple potential homesites that offer privacy while remaining

conveniently close to town. The property is perimeter fenced and partially cross-fenced, with small grain crops currently planted in both the far southeast and far west pastures. Access is available from Avenue A on the northwest side, and via a private road on the southern boundary. Important: No trespassing. Property shown by appointment only with a licensed realtor.

Excludes: Personal Property
Public Driving Directions: Text Karen for a pin drop or press on address of this listing for pin drop
Private Rmks: Seller will remove personal items prior to closing
Seller Concessions YN:

Agent/Office Information

CDOM: 7 **DOM:** 7 **LD:** 06/25/2025 **XD:**
List Type: Exclusive Right To Sell
List Off: [Trinity Ranch Land Cross Plains](#) (TRLCP1) 254-725-4181 **LO Fax:** 855-398-4520 **Brk Lic:** 0432195
LO Addr: 225 SW 5th Cross Plains, Texas 76443 **LO Email:**
List Agt: [Karen Lenz](#) (0432195) 325-668-3604 **LA Cell:** 325-668-3604 **LA Fax:** 254-725-4184
LA Email: karen@trinityranchland.com **LA Othr:** **LA/LA2 Texting:** Yes/
LA Website: **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent, Office **Appt:** 325-668-3604 **Owner Name:** Bullock
Keybox #: 0000 **Keybox Type:** Combo **Seller Type:** Standard/Individual
Show Instr: Call or text Karen 325-668-3604 or call office 254-725-4181. Sandy soil, need 4WD or ATV for parts of property. Close all gates, livestock on property
Show Srvc: None
Showing: Appointment Only, Combination Lock Box
Consent for Visitors to Record: Audio, Video

Prepared By: Lori Jobe Trinity Ranch Land Cisco on 07/02/2025 10:11

Information Deemed Reliable, but not Guaranteed. Copyright: 2025 NTREIS.