

# 155+/- Acres Callahan County

This property has the perfect location for Building your new home or just growing some crops and hunting. This property is heavily wooded on both ends with cleared land in the middle for growing crops that could supply a small income. There is an old homestead at the front of the property that could possibly be restored or just used for storage with some repair but is currently not in use. The well and electric are both located on front of property. Call and set your appointment to come see this property so you can see for yourself the possibilities of this land.



## \$639,000

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225 SW 5<sup>th</sup> 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 I.S.D.
- Surface Water – 1 Wet Weather Creek
- Well – 1
- Outbuildings – 1 Old Homestead
- Soil Type – Sandy Loam
- Terrain – Slight Roll
- Hunting – Whitetail, Hogs, Small Game, & Dove
- Minerals to Convey – NA
- Taxes – \$178
- Price Per Acre – \$4,123
- Price – \$639,000
- MLS – 20814765



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