

122+/- Acres Callahan County

122+/- acres just outside of the city of Cross Plains. The acreage is predominantly an old coastal field with some oak trees. There are three tanks two of which are currently dry. There is a water well with a solar panel on the south portion of the property. Property is fenced around the perimeter. Electricity available. The coastal does need to be weed killed, fertilized and rain.



\$567,300

Karen Lenz, Broker
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The property can be split in two portions a 63 +or- Tract or a 59 +or- Tract.

Property is located off a Private Road.

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 I.S.D.
- Surface Water – 3 Tanks
- Well – 1
- Outbuildings – None
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail & Hogs
- Ag Exempt – Yes
- Minerals to Convey – Yes
- Taxes – \$177
- Price Per Acre – \$4,650
- Price – \$567,300
- MLS -- 20863451



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