

94.17+/- Acres, Callahan County

A True Blank Slate! For the first time in over 50 years, this pristine 94.17± acre property is being offered for sale. Untouched for more than three decades, it's a true haven for wildlife and a dream opportunity for those seeking raw land to shape into their own vision—whether recreational, agricultural, or residential. This beautiful tract is heavily wooded with mature oak trees, accented by mesquite and the occasional cedar, providing excellent cover and habitat. Wildlife is abundant—deer, hogs, and turkeys roam freely, with well-worn trails and tracks throughout the property. There's a shallow tank that, with minimal work, could become a reliable water source for livestock or wildlife. Neighboring properties all have water wells, suggesting strong potential for drilling your own. Electricity is available from the west side, with possible access from other directions. Access is via an easement that will need some dozer work to open up. The fencing is in good shape on the west and north sides, with a new fence recently installed along the southern boundary. The eastern side remains densely wooded and has not been fully explored. Whether you're looking for a hunting retreat, a future homesite, or a blank canvas for your land-owning dreams—this property has the potential to be something truly special.



\$414,348

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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 – Cross Plains ISD
- Surface Water – 1 Tank/Pond
- Water Well – 1
- Soil Type – Sandy to Sandy Loam
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Dove, & Quail
- Ag Exempt – No
- Taxes – TBD
- Price Per Acre – \$ 4,400
- Price – \$ 414,348
- MLS – 20901887



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