

# 59 +/- Acres Callahan County

59 +/- Acres just outside of the city of Cross Plains. The acreage is predominantly an old coastal field with some oak trees. There are two tanks on the property one is currently dry. Property is fenced around three sides the south side would need to be fenced. Electricity available. The coastal does need to be weed killed, fertilized and rain.



**\$295,549**

Additional acreage is available.

Property is located off a Private Road.

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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

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- County – Callahan
- Schools – Cross Plains I.S.D.
- Surface Water – 2 Tanks
- Well – None
- Outbuildings – None
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail & Hogs
- Ag Exempt – Yes
- Minerals to Convey – Yes
- Taxes – \$177
- Price Per Acre – \$5,009.31
- Price – \$295,549
- MLS – 20401434



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