

129+/- Acres Callahan County

129+/- Acres located in Callahan County, just a few miles North of Highway 36 is a great place for livestock and a little hunting. Front and back pastures have Coastal that needs some TLC, but could come back strong in this sandy to sandy loam soil. A set of working pens on the North fence line with a container for storing feed in. Fences are in good condition on North and East side and fair on West side with some cross fencing as well. A new South fence will need to be installed by buyer as this is being offered out of a 263+/- acre tract. There is electricity available toward the East side running along some of the fence lines. This is a good clean place! Could possibly drill a well for water.

Just 2 hours from Ft. Worth, 35 minutes to Abilene, 3 hours to Midland.



\$503,100

Karen Lenz, Broker

325-668-3604

karen@trinityranchland.com

www.trinityranchland.com

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 – Baird I.S.D.
- Pasture – 80%
- Cultivated – None
- Surface Water – None
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting –Whitetail Deer, Turkey, Dove, Quail & Hogs
- Outbuildings- None
- Minerals owned –Unknown
- Minerals Convey – Unknown
- Ag Exempt – Yes
- Taxes - TBD
- Price Per Acre - \$3,900
- Price - \$503,100
- MLS#-14553485



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