

# 35+/- Acres Callahan County

35+/- Acres located in Callahan County between Cross Plains & Abilene. If you are looking for a private, secluded hunting place, this could be the one. This 35+/- acres will be surveyed out of a 66+/- acre tract and is covered in Post Oak, Live Oak, & Elm. There is a hidden pond in the middle of the thick trees that has wildlife tracts all around it. Fences are in good to fair condition. Electricity runs along the private road on the East. In the middle of the North end there is an older coastal field. Buyer could possibly drill a water well, as there are water wells in the area.



## \$227,500

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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.
- Pasture – 35 Ac
- Cultivated –None
- Surface Water –1 Pond
- Water- Callahan Water
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting –Whitetail Deer, Turkey, Dove, Quail & Hogs
- Outbuildings- None
- Minerals Convey – None
- Ag Exempt – Yes
- Taxes - TBD
- Price Per Acre - \$6,500
- Price - \$227,500
- MLS#-14555113



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