

25+/-Acres & Large Metal Building-Callahan County

25 acres with Highway 36 frontage located just West of Cross Plains, TX. Approximately 24 acres is completely fenced and cross fenced with approximately 15 acres of improved grass on North end. Owner has baled 70 large round bales in one cutting! Working pipe pens with holding areas. A good water well that seller says produces 12 gpm. Large metal shop with a total of 2400 sq. ft. per CAD. Main part of building is 20x80 with a ceiling height of 20', a bay area is 20x20x20 with 2 roll up doors and a covered area off the back of bay is 20x20. There is a "showroom" area just inside front door that is 20x20 with 9' ceilings and large picture windows. Front pasture of approximately 10 acres is high fenced, while back pasture is low barbed-wire fenced. Great commercial location, or finish out this large insulated shop to be your home!



Karen Lenz, Broker
325-668-3604
www.trinityranchland.com
karen@trinityranchland.com

\$210,000

225 SW 5th Street
Cross Plains, TX 76443
254-725-4181



601 E I20
Cisco Tx 76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land Real Estate 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.

FEATURES

- County- Callahan
- Schools- Cross Plains I.S.D.
- Pasture-25 Acres
- Year Built-2011
- Square Ft.-2400
- Construction- Metal
- Heating-None
- Cooling-Window Unit
- Foundation-Slab
- Roof-Metal
- Surface Water- None
- Water- Water well
- Soil Type-Sandy Loam
- Terrain- Flat
- Hunting-Some
- Outbuildings-None
- Minerals owned- Unknown
- Minerals Convey- Unknown
- Ag Exempt-Yes
- Taxes-\$778
- Price- \$210,000
- MLS-14006728



Legal Description: 107 91 181 Comal Co

Directions: Hwy 36-1/2 mile West of Cross Plains

****Trinity Ranch Land gladly participates with other brokers. Buyer's agent must accompany buyer at first showing to receive full buyer's agent commission.**

At Trinity Liveoak Real Estate, LLC/Trinity Ranch Land we strive to bring you accurate, informative and relevant information in a readable and understandable manner. We do not assume liability for typographical errors, misprints or misinformation that may have been given us, nor do we guarantee its reliability. All property is subject to change, withdrawal or prior sale. We will assist all buyers in verifying the above information to the best of our ability.**

