

38 +/- Acres CR 119

Baird

Improved Coastal field of approximately 38 + or - acres with rolling terrain. This rectangle shaped property has a few scattered Post Oak trees and some brush along the paved county road. There is a Callahan County rural water line running along the county road and 1 water well. Seller says there is no pump in the well but that it is a good producer (around 90 gpm) and should be 45-65 feet deep. This little property is ready for livestock or for you to come build your dream home. Dimensions are roughly 660' by 2600', seller does own some minerals and might be negotiable with a good offer.



\$228,000

Shana Hinyard, Broker

Associate

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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 – Clyde ISD
- Pasture – 38 +/- Acres
- Cultivated – None
- Surface Water – None
- Water – 1 water well (approx. 45-65' deep)
- Soil Type – Sandy Loam
- Terrain – Gently Rolling
- Hunting – Deer, Turkey, Dove
- Outbuildings – None
- Minerals owned – Apprx 50%
- Minerals Convey – Negotiable
- Ag Exempt – Yes
- Taxes - \$168
- Price Per Acre - \$6,000
- Price - \$228,000
- MLS - 14075981



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