

31+/- Acres & Home Callahan County

This 31+/- acres located just North of Rowden off of Highway 36 in Callahan County is a nice, secluded place with large, beautiful Live Oaks and Post Oak trees. There is a 3 bedroom, 2.5 bath with an office modular home sitting on the SE corner of the property. Large rustic beams in the living room with a wood burning fireplace and open floor plan to the kitchen. Ample storage in living and office with builtins. Backyard is fenced and has great shade provided by the Live Oak trees. A small field on the NE side for planting, with the remainder of land being tree covered for wildlife. House is supplied by Callahan County Water and Taylor Electric. Additional acreage available.



\$355,000

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225 SW 5th Street
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601 I-20 Frontage
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- County –Callahan
- Schools –Cross Plains I.S.D.
- Pasture – 31 Ac
- Cultivated –None
- Surface Water –None
- 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 - \$355,000
- MLS#-14555132



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