

13.1 Acres (Tract 9) Callahan County

13.1 Acres with just a 20-minute drive to the city of Abilene, lies a serene haven, with fertile soils & abundant possibilities. Scattered mesquite trees mixed with open areas gives versatility to the landscape. Opportunity to create wildlife food plots & witnessing deer grazing amidst verdant greenery, or watching turkey, dove, or quail. Here, the fertile soil eagerly awaits the touch of a gardener's hand, presenting ample space for cultivating a garden bursting with fruits, vegetables, & fragrant blooms. Or perhaps, envision the tranquil beauty of an orchard, rows of fruit-laden trees. Raise your own feed for horses or cows. Water & electricity available at the county road. This 13.1-ac piece of Texas sanctuary offers a rare opportunity to embrace the serenity of rural living while still being close to urban conveniences. Come, look at the possibilities that are as vast & boundless as the Texas horizon. Additional acreage available. Good county road access & fencing along CR.



\$101,525

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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 for 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 – Eula I.S.D.
- Surface Water – N/A
- Well – N/A
- Outbuildings – N/A
- Soil Type – Sandy Loam & Rocky
- Terrain – Flat
- Hunting – Whitetail, Hogs, Turkey, Quail, & Dove
- Ag Exempt – Yes
- Minerals to Convey – No
- Taxes – TBD
- Price Per Acre – \$7,750
- Price – \$101,525
- MLS – 20548991



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