

1065 Acres Mexia Creek Ranch

Mexia Creek Ranch ~ 1065 ACRES of ecologically diverse land with elevation changes of over 200 feet. Mexia Creek runs through the North end of the property with several other draws, small creeks & 4 ponds providing amazing environment for wildlife. There is also bass & catfish fishing in 2 ponds on the ranch. An outdoorsman's paradise with hunting, fishing, hiking & recreational activities abound. Plenty of room for a large family or corporate retreat for entertaining with a 9 bedroom, 9 bath lodge fully furnished comfortably sleeping 22. Lodge sits among tall Live Oaks and mesquites and has large outdoor patio, porches and balcony for outdoor entertaining and enjoyment. A 40x40 shop provides ample room for ATV's, parking and has deep freezer for food storage. Additional 600' metal storage building for equipment and is equipped with electricity. Sit in one of the strategically placed blinds and listen to the soft wind rustle the leaves, watching for deer, turkey or a hog to approach the feeder.



\$2,800,000

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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

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Terrain: Topography ranges from gently rolling terrain, to steep hillsides and valleys, with large Live Oaks, Mesquite, Cypress, Juniper, native grasslands, and nourishing Central Texas brush varieties. With approximately 200+ feet in elevation changes, views to the West, South and East of the ranch are nothing short of extraordinary. Several food plot areas provide ample conditions for wildlife.

WATER: This ranch has unique water features with 5 ponds, 2 stocked with fish and the Mexia Creek winding through the ranch from West to East and several other draws off of the hilltops and through valleys. Driving through the ranch, Sipes can be seen bubbling up throughout. Listening to the water run through the creek is very relaxing.

HUNTING: The hunting on the ranch is exciting because you get amazing views from the blind & you never know what might walk out! From white-tail buck, to hogs, turkey, bobcat and other various varmints. There are 11 blinds set up across the ranch to hunt from all with feeder stations and water close by. The duck, quail & dove hunting is also good and with conditions for the quail to continue to thrive. The turkey also thrives on the ranch because of the large native brush and abundant water.

FISHING: If you like to fish then this is also another aspect of the entertainment of this ranch. With 2 stocked tanks with bass & catfish



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Legal Description: 197.104, ABST 1001, sec 78 BOH

Directions: Located just 25 minutes East of Abilene and 125 miles West of Ft. Worth with an entrance of South I-20

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

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FEATURES

- County- Callahan
 - Schools- Baird I.S.D.
 - Pasture-1015 Ac
 - Cultivated-50 Ac
 - 9 Bed/9B
 - Year Built-original 1999-
 - New Build 2005
 - Square Ft.- 4954
 - Construction- Rock/Cedar
 - Heating- Electric
 - Cooling-Central Electric
 - Parking- Shop
 - Foundation- Slab
 - Roof-Composition
 - CRP-No
 - Surface Water- 5 Ponds
 - Water- Callahan Co
 - Soil Type-Varied
 - Terrain-Steep, Flat, Rolling
 - Hunting-Whitetail Deer, Turkey, Dove, Duck & Quail
 - Fish-Bass & Catfish
 - Outbuildings-40 X 40 Sq Ft Shop
 - Storage-600' Metal Storage
 - Minerals owned-Unknown
 - Minerals Convey-Unknown
 - Ag Exempt-Wildlife
 - Taxes-\$7,165-2018
- **Price-\$2,800,000**
- **MLS-14001868**



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