

MLS#: 20266188 Active

[TBD CR 317 Putnam, TX 76469](#)

LP: \$1,300,000

Property Type: Land

SubType: Unimproved Land



1 / 27



Subdivision: TBD
County: Callahan
Country: United States
Parcel ID: [R003967](#)
Lot: **Block:**
Legal: ACRES: 226.384 444 2293 T E & L CO
Unexmpt Tx: \$336

Lst \$/Acre: \$5,742.46

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 9,861,287 **Acres:** 226.384 **\$/Lot SqFt:** \$0.13
Lot Dimen: **Will Subdv:** No

HOA: None

HOA Co:

General Information

Land Leased:

Tanks/Ponds: 9

Cultivated Acres:

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Baird ISD

Elementary: Baird

Middle: Baird

High: Baird

Features

Lot Description: Acreage
Lot Size/Acres: Over 100 Acres
Present Use:
Zoning Info: TBD
Development: Other
Street/Utilities: Other
Soil:
Surface Rights:

Restrictions: Other
Easements: Other
Type of Fence:
Exterior Bldgs:

Prop Finance: Cash, Conventional
Possession: Closing/Funding

Remarks

Property Description: Texas Acreage! Potential is endless, use for Farm and Ranch, run cattle or horses, use for hunting, build a high-fence or use as a future business or home-site. These 226 acres are just north of I-20. There's a plowed 40 acre field and a 10 acre field that have been used for broad wheat crops. There are 9 tanks here! The seller says some ponds they've never seen the bottom of despite drought. Plenty of wooded areas with lots of trees and patches of cactus. Wildlife seen in the area are bobcats, deer, turkeys, cottontail rabbits, hogs, and birds. It's easy to travel through the property with many trails for an all-wheel drive vehicle or by walking. Be enchanted by booking your showing during dawn or dusk to perhaps glimpse some wildlife. Mineral rights can be negotiated for one third of property.

Public Driving Directions: Take Exit 319 Putnam, go NORTH on the main road that goes through the underpass. The road has two bends and property is on your right. Gate is on your right look for ACR sign.

Agent/Office Information

Lst Ofc: ACR-ANN CARR REALTORS

Lst Agt: [Monya Barton](#)