

# TBD CR 320, Cisco, Texas 76437

**MLS#:** 21296142 **N Active**  
**Property Type:** Land

**TBD CR 320 Cisco, TX 76437**  
**SubType:** Improved Land

**LP:** \$80,000  
**OLP:** \$80,000

**Recent:** 06/10/2026 : **NEW**



**Subdivision:** Tract #4  
**County:** Callahan  
**Country:** United States  
**Parcel ID:** [R019027](#)  
**Lot:** **Block:**  
**Legal:** ACRES: 7.000 434 2283 T E & L CO TRACT #4  
**Unexempt Tx:** \$47  
**Spcl Tax Auth:** **PID:**No

**Lst \$/Acre:** \$11,428.57

**Lake Name:**

**Plan Dvlpm:**

**MultiPrcl:** No **MUD Dst:** No

**Land SqFt:** 304,920 **Acres:** 7.000 **\$/Lot SqFt:** \$0.26  
**Lot Dimen:** **Will Subdv:** No

**HOA:** None  
**HOA Website:**  
**HOA Management Email:**

**HOA Co:**

## General Information

**Crop Retire Prog:** **# Lakes:** 7.00  
**AG Exemption:** Yes **# Wells:** **Pasture Acres:** 7.00  
**Bottom Land Ac:**

## School Information

**School Dist:** Baird ISD  
**Elementary:** Baird **Middle:** Baird **High:** Baird

## Features

<b>Lot Description:</b> Acreage, Cleared, Pasture	<b>Restrictions:</b> Deed
<b>Lot Size/Acres:</b> 5 to < 10 Acres	<b>Easements:</b> Utilities
<b>Present Use:</b> Pasture, Recreational	<b>Documents:</b>
<b>Proposed Use:</b> Manufactured Home, Pasture, Recreational, Residential	<b>Type of Fence:</b> Partial
<b>Zoning Info:</b> Unzoned	<b>Exterior Bldgs:</b> Storage
<b>Development:</b> Unzoned	<b>Miscellaneous:</b>
<b>Street/Utilities:</b> Co-op Electric, Co-op Water, Dirt, Electricity Available, Outside City Limits	<b>Road Frontage:</b>
<b>Road Front Desc:</b> County Road	<b>Special Notes:</b> Deed Restrictions
<b>Road Surface:</b> Dirt, Gravel	<b>Prop Finance:</b> Cash, Conventional, Texas Vet
<b>Crops/Grasses:</b>	<b>Possession:</b> Closing/Funding
<b>Soil:</b>	<b>Showing:</b> Appointment Only
<b>Surface Rights:</b>	<b>Plat Wtrfn Bnd:</b>
<b>Waterfront:</b>	
<b>Vegetation:</b> Cleared	

## Remarks

**Property Description:** Enjoy the freedom and potential of this beautiful 7-acre tract in Callahan County. Cleared and ready for development, this property offers an excellent opportunity to build your dream home, place a manufactured home, establish a weekend retreat, or create your own country getaway. The property is fenced along the county road and features a gated entrance for easy access. A storage container is included with the sale, providing immediate storage for equipment, tools, or building materials. Electricity is available at the back of the property, and water service is available at the road frontage. The buyer will simply need to pay for and install a water meter. With plenty of open space and room to make it your own, this versatile acreage is ready for your vision to become reality. Whether you're looking for a homesite, recreational property, or investment opportunity, this tract offers the flexibility and convenience to fit a variety of needs. Easy county road access and nearby utilities make this property a great opportunity to enjoy country living in Callahan County. Don't miss your chance to own this ready-to-build acreage with endless possibilities.\*\*Buyers & Buyer's Representative to Verify Utilities, Measurements, Schools, Taxes, & All Other Information\*\*

**Excludes:** Personal Items

**Public Driving Directions:** From Cisco take ramp onto I-20 W & go 9.6 MI, Take exit 322, Go .1 MI & turn Right onto Cooper Creek Rd, Go .2 MI & turn Left onto FM 2945 W, Go .2 MI & turn Right onto McKinney Rd & go .3 MI, Turn left onto CR 320, Go .3 MI, property will be on the left, look for TRL banner on the fence.

**Seller Concessions YN:**

## Agent/Office Information

**CDOM:** 3 **DOM:** 3 **LD:** 06/07/2026 **XD:** 11/02/2026

**List Type:** Exclusive Right To Sell

**List Off:** [Trinity Ranch Land Cisco \(TRLCIS1\) 254-442-4181](#)

**LO Fax:** 855-398-4520 **Brk Lic:** 9000216

**LO Addr:** 601 E I20 ACCESS RD CISCO, Texas 76437

**LO Email:**

**List Agt:** [Gayelena Rener \(0826008\) 325-260-5250](#)  
**LA Email:** [gayelena@trinityranchland.com](mailto:gayelena@trinityranchland.com)  
**LA Website:**

**LA Cell:** 325-260-5250 **LA Fax:**  
**LA Othr:** **LA/LA2 Texting:** Yes/  
**LO Sprvs:** **Karen Lenz (0432195) 254-725-4181**

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**Showing Information**

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<b>Call:</b>	Agent	<b>Appt:</b>	325-260-5250	<b>Owner Name:</b>	Kelly
<b>Keybox #:</b>	0000	<b>Keybox Type:</b>	None	<b>Seller Type:</b>	Standard/Individual
<b>Show Instr:</b>	Call or Txt Listing Agent for Appt, Gayelena Rener 325-260-5250				
<b>Show Allowed:</b>	Yes				
<b>Show Srvc:</b>	None				
<b>Showing:</b>	Appointment Only				

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Prepared By: Annie Conger Trinity Ranch Land Cisco on 06/10/2026 09:06

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