

17978 County Road 445, Cross Plains, Texas 76443

MLS#: 21250249 **N** Active

17978 County Road 445 Cross Plains, TX 76443-4946

LP: \$810,000

Property Type: Land

SubType: Improved Land

OLP: \$810,000

Recent: 04/29/2026 : **NEW**



Subdivision: 798 G M VIGAL

Lst \$/Acre: \$17,367.07

Country: Callahan

Lake Name:

Country: United States

Parcel ID: [R004318](#)

Plan Dvlpm:

Parcel ID 2: R004319

Lot: **Block:**

MultiPrcl: Yes **MUD Dst:** No

Legal: ACRES: 44.640 ABST 523 SUR 798 G M VIGAL (VLB)

Unexmpt Tx: \$816

Spcl Tax Auth:

PID:No

Land SqFt: 2,031,638

Acres: 46.640

\$/Lot SqFt: \$0.40

Lot Dimen:

Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Cross Plains ISD

Elementary: Cross Plains

Middle: Cross Plains

High: Cross Plains

Features

Lot Description: Acreage, Many Trees, Native - Mesquite, Native - Oak, Tank/ Pond

Lot Size/Acres: 10 to < 50 Acres

Restrictions: None

Present Use: Residential, Sheep/Goats, Single Family

Easements: None

Zoning Info: unzoned

Type of Fence:

Development: Unzoned

Exterior Bldgs:

Street/Utilities: All Weather Road, Electricity Connected, Outside City Limits, Overhead Utilities, Septic, Well

Barn Informatn: Equipment Barn, Goat/Sheep Barn, Hay Barn

Common Feat:

Surface Rights:

Possession: Closing/Funding

Waterfront:

Showing: Appointment Only, Occupied, Pet(s) on Premises, Restricted Hours, See Remarks

Equipment - Stalls/Size: /

Remarks

Property Description: Discover 46.64 acres of pure Texas beauty—fully fenced, gated, and rich with mature trees, wildlife, and privacy. Whether you enjoy watching nature or spending time outdoors, this property offers abundant deer, dove, and turkey activity, making it an ideal setting for peaceful living or recreational use. Nestled among the trees sits a well-maintained 3-bedroom, 2-bath home featuring a fully updated kitchen, complete home water-filtration system, new lighting fixtures, ceiling fans, and beautiful wooden floors throughout. A spacious laundry room accommodates a full-size washer and dryer with room to spare. The property is complete with chicken coop and ample feed storage and plenty of animal housing and birthing pens. For those needing space to work, store equipment, or pursue hobbies, the property includes an impressive 35' x 120' shop—heated, cooled, and ready for year-round use. With its blend of natural beauty, modern updates, and functional improvements, this property offers a rare opportunity to enjoy privacy, comfort, and wide-open space.

Public Driving Directions: The Physical addressee is correct for google maps. Will take you strait to house

Seller Concessions YN:

Agent/Office Information

CDOM: 0

DOM: 0

LD: 04/24/2026

XD: 10/30/2026

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Cross Plains \(TRLCP1\) 254-725-4181](#)

LO Fax: 855-398-4520

Brk Lic: 0432195

LO Addr: 225 SW 5th Cross Plains, Texas 76443

LO Email: karen@trinityranchland.com

List Agt: [Stephen Reid \(0799318\) 432-301-5517](#)

LA Cell: 432-301-5517

LA Fax:

LA Email: stephen@trinityranchland.com

LA Othr:

LA/LA2 Texting:

LA Website:

LO Sprvs: Karen Lenz (0432195) 254-725-4181

