

17978 CR 445, Cross Plains, Texas 76443

MLS#: 21250342 **N** Active
Property Type: Residential

17978 CR 445 Cross Plains, TX 76443-4946
SubType: Single Family

LP: \$810,000
OLP: \$810,000

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



Also For Lease: N
Subdivision: 798 G M VIGAL
County: Callahan
Country: United States
Parcel ID: [R004319](#)
Parcel ID 2: 4318
Lot: **Block:**
Legal: ACRES: 2.000 ABST 523 SUR 798 G M VIGAL
Unexmpt Tx: \$3,105
Lst \$/SqFt: \$450.00
Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: Yes **MUD Dst:** No
PID:No

Beds: 3 **Tot Bth:** 2 **Liv Area:** 1
Firepic: 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No
Half Bath: 0 **Adult Community:**

Smart Home App/Pwd: No

SqFt: 1,800/Appraiser
Appraiser:
Yr Built: 2008/Appraiser
Lot Dimen:
Subdivide?: No
HOA: None
HOA Mgmt Email:

Hdcp Am: No
Horses?:
Prop Attached: Yes
Acres: 46.640
Garage: Yes/2
Attch Gar: Yes
Carport: 0
Cov Prk: 0
Gar Size:
HOA Co:
HOA Website:

School Information

School Dist: Cross Plains ISD
Elementary: Cross Plains **Middle:** Cross Plains **High:** Cross Plains

Rooms

| Room | Dimen / Lvl | Features | Room | Dimen / Lvl | Features |
|-----------------|-------------|--|-------------|-------------|----------------|
| Bedroom-Primary | 15 x 14 / 1 | Ceiling Fan(s), Walk-in Closet(s) | Bedroom | 12 x 10 / 1 | Ceiling Fan(s) |
| Kitchen | 13 x 12 / 1 | Built-in Cabinets, Corian/Corian Type Countertop, Kitchen Island, Pantry, Water Line to Refrigerator | Living Room | 22 x 14 / 1 | Ceiling Fan(s) |
| Bath-Full | 9 x 10 / 1 | Corian/Corian Type Countertop, Dual Sinks, Jetted Tub, Separate Shower | | | |

General Information

Housing Type: Farm/Ranch House
Lot Size/Acres: 10 to < 50 Acres
Soil:
Heating: Central
Crops/Grasses:
Basement: No
Possession: Closing/Funding
Fireplace Type: Living Room, Pellet Stove
Levels: 1
Type of Fence: Barbed Wire
Cooling: Central Air
Vegetation: Partially Wooded
Listing Terms:

Features

Appliances: Dishwasher, Electric Water Heater, Water Filter, Water Softener
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area
Interior Feat: Chandelier, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Park/Garage: Common, Driveway, Electric Gate, Garage Door Opener, Garage Faces Front, Garage Single Door
Street/Utilities: Electricity Connected, Outside City Limits, Septic, Well, See Remarks
Lot Description: Acreage
Easements: Utilities
Other Equipment:

Remarks

Property Description: Discover a truly unique property where privacy, space, and thoughtful upgrades come together on 46 secluded acres. This well-cared-for home has been enhanced far beyond the usual, offering comfort, functionality, and room to create the lifestyle you've been dreaming of. The owners have invested in extensive improvements throughout the home and

outdoor areas, including new wood flooring, fresh interior paint, updated lighting and ceiling fans, and a beautifully updated kitchen. A new front gate with automatic opener, new garage door and opener, and a whole-home water filtration system add convenience and peace of mind. For those who need workspace, storage, or room for hobbies, this property delivers in a big way. A massive 35×120 workshop comes equipped with AC and heat, making it usable year-round. Two water wells support the home and land, and the acreage is filled with mature trees, offering shade, beauty, and complete privacy. Whether you're looking for a homestead, a retreat, or a place to expand your dreams, this property is ready for you. The only thing missing is your personal touch to make it truly your own.

Public Driving Directions: Physical address is good and maps will take you to the home

Financial Information

Loan Type: Treat As Clear **Bal:** **Payment:**
Pmt Type: **Lender:** **Orig Date:** **2nd Mortg:** No
Seller Concessions:

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

Showing Information

Call: **Appt:** 432-301-5517 **Owner Name:** Carmen
Keybox #: 0000 **Keybox Type:** None **Seller Type:** Standard/Individual
Show Instr: Call listing agent for appointment two hour notice is required and no showing between 2-4 Saturday
Show Allowed: Yes
Show Srvc: None
Showing: Appointment Only, Occupied, Pet(s) on Premises, Restricted Hours, See Remarks

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 04/29/2026 09:23

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