

7846 County Road 452, Cross Plains, Texas 76443

MLS#: 21328064 **N** Active
Property Type: Residential

[7846 County Road 452 Cross Plains, TX 76443-6515](#)

SubType: Farm/Ranch

LP: \$1,150,000
OLP: \$1,150,000

Recent: 07/10/2026 : NEW



Also For Lease: N

Lst \$/SqFt: \$287.79

Subdivision: NA

County: Callahan

Lake Name:

Country: United States

Lse MLS#:

Parcel ID: [R017908](#)

Plan Dvlpm:

Parcel ID 2: R000002201,R000002201

Lot: **Block:** 2

MultiPrcl: Yes **MUD Dst:** No

Legal: ACRES: 66.67 ABST 125 SEC 762 J DELGADO

Unexmpt Tx: \$6,231

PID:No

Beds: 3

Tot Bth: 3

Liv Area: 1

Fireplc: 1

Full Bath: 2

Din Area: 2

Pool: No

Half Bath: 1

Adult Community:

Smart Home App/Pwd: No

SqFt: 3,996/Assessor

Appraiser:

Yr Built: 2017/Owner

Lot Dimen:

Subdivide?: No

HOA: None

HOA Mgmt Email:

Hdcp Am: Yes

Horses?:

Prop Attached: No

Acres: 66.670

Garage: Yes/2

Attch Gar: Yes

Carport: 1

Cov Prk: 3

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
Living Room	23 x 19 / 1	Built-in Cabinets, Ceiling Fan(s), Fireplace	Bedroom-Primary	19 x 17 / 1	Ceiling Fan(s), Custom Closet System, Dual Sinks, Ensuite Bath, Jetted Tub, Separate Shower, Separate Vanities, Walk-in Closet(s)
Bedroom	16 x 13 / 1	Cedar Closet(s), Ceiling Fan(s)	Kitchen	13 x 16 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Kitchen Island, Pantry, Walk-in Pantry, Water Line to Refrigerator
Bedroom	14 x 13 / 1	Walk-in Closet(s)			

General Information

Housing Type: Farm/Ranch House

Fireplace Type: Blower Fan, Living Room, Masonry, Stone, Wood Burning

Style of House: Craftsman

Flooring:

Lot Size/Acres: 50 to =< 100 Acres

Levels: 1

Soil: Sandy Loam

Type of Fence: Barbed Wire, Cross Fenced

Heating: Central, Electric

Cooling: Central Air, Electric

Roof: Composition

Accessible Ft: Accessible Bath - Full

Windows: Electric Shades, Window Coverings

Cmplx Appv For:

Construction: Siding, Stone Veneer

Patio/Porch: Covered

Road Surface: Gravel

Road Frontage: County Road

Crops/Grasses: Native

Vegetation:

Foundation: Slab

Special Notes: Aerial Photo

Basement: No

Listing Terms: Cash, Conventional, Federal Land Bank

Possession: Negotiable

Features

Appliances: Dishwasher, Gas Cooktop, Microwave, Oven-Double, Refrigerator, Vented Exhaust Fan

Interior Feat: Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Exterior Feat: Attached Grill, Covered Patio/Porch, Gas Grill, Outdoor Grill, Outdoor Kitchen, Private Yard, Storage, Other

Park/Garage: Additional Parking, Attached Carport, Driveway, Garage, Garage Door Opener, Garage Faces Rear

Street/Utilities: Co-op Electric, Electricity Connected, Gravel/Rock, Outside City Limits, Propane, Septic, Well

Lot Description: Acreage, Landscaped, Many Trees, Native - Cedar, Native - Mesquite, Native - Oak, Pasture, Rolling Slope, Tank/ Pond
Proposed Use: Agricultural, Grazing, Horses, Hunting/Fishing, Livestock, Orchards/Vineyards, Pasture, Ranch, Recreational, Residential

Present Use: Agricultural, Grazing, Hunting/Fishing

Other Structures: Barn(s), Corral(s), Second Garage, Workshop w/Electric

Restrictions: No Known Restriction(s)

Easements: Utilities

Miscellaneous: Cattle Working Pen

Other Equipment:

Farm & Ranch Information

Residences: **Pasture Acres:** 65.00 **Crop Retire Prog:**

Horse Amenities: Equipment Barn, Water to Barn

Remarks

Property Description: Experience the perfect blend of comfort, functionality, & Texas ranch living on this meticulously maintained 66.67-acre property. Set off the road behind a gated entrance & a picturesque Red Oak-lined drive, this custom-built home offers over 3,000 sq ft of thoughtfully designed living space. 3 spacious bedrooms, 2.5 baths, & quality craftsmanship throughout. Built for efficiency with 2x6 exterior walls, spray foam insulated roof, Anderson windows, & Generac backup power. The open, well-designed floor plan offers generous living area with stone fireplace & beautiful views from nearly every room. The heart of the home extends outdoors to an oversized enclosed lanai & a backyard pergola with an outdoor kitchen & gas grill—perfect setting for entertaining or simply enjoying breathtaking sunsets. A fenced backyard provides a secure area for children & pets, while the front porch invites you to relax & take in the scenery. The oversized utility room is every homeowner's dream, offering ample space for a fridge, freezer & additional storage for exceptional organization. Designed for both ranching and recreation, the property is cross-fenced with a 10-strand perimeter fence, corrals, & multiple agricultural improvements including a 40' x 21' shop with electricity & water, a tractor & trailer barn, & an implement shed. Water is a standout feature with 3 water wells, all producing approximately 25 gpm's, 2 protected by insulated well houses. The ranch also includes 3 stock tanks, a productive peach orchard, & excellent native habitat with mature Post Oaks, Mesquite, & Cedar, creating ideal conditions for wildlife & livestock alike. Whether you're looking for a working ranch, a recreational retreat, or a forever home in the country, this one-of-a-kind property offers privacy, quality construction, abundant water, & unforgettable views. Rarely does a property of this caliber become available. Schedule your private showing & discover the lifestyle you've been looking for.

Excludes: Antique Chandelier in Dining room

Public Driving Directions: GPS works great or we can drop you a pin.

Private Rmks: See Transaction desk for a list of items that can possibly convey and for sale

Financial Information

Loan Type: Treat As Clear

Bal:

Payment:

Pmt Type:

Lender:

Orig Date:

2nd Mortg: No

Seller Concessions:

Agent/Office Information

CDOM: 4

DOM: 4

LD: 07/09/2026 **XD:**

List Type: Exclusive Right To Sell

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

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

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

LO Email: karen@trinityranchland.com

List Agt: [Karen Lenz \(0432195\) 325-668-3604](#)

LA Cell: 325-668-3604 **LA Fax:** 254-725-4184

LA Email: karen@trinityranchland.com

LA Othr: **LA/LA2 Texting:** Yes/Yes

List Agt 2: [Austin Dunaway \(0822315\) 325-269-9004](#)

LA2 Email: austin@trinityranchland.com

LA Website:

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

Showing Information

Call: Agent

Appt: 3256683604

Owner Name: Ossowski

Keybox #: 000

Keybox Type: Combo

Seller Type: Standard/Individual

Show Instr: Please give 2 hours notice. Call or text Karen 325-668-3604 or Austin 325-280-8712 we will meet you there with ATV to tour the property.

Show Allowed: Yes

Show Srvc: None

Showing: Appointment Only, Combination Lock Box, Occupied, See Remarks

Consent for Visitors to Record: Audio, Video

Prepared By: Annie Conger Trinity Ranch Land Cisco on 07/13/2026 10:15

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