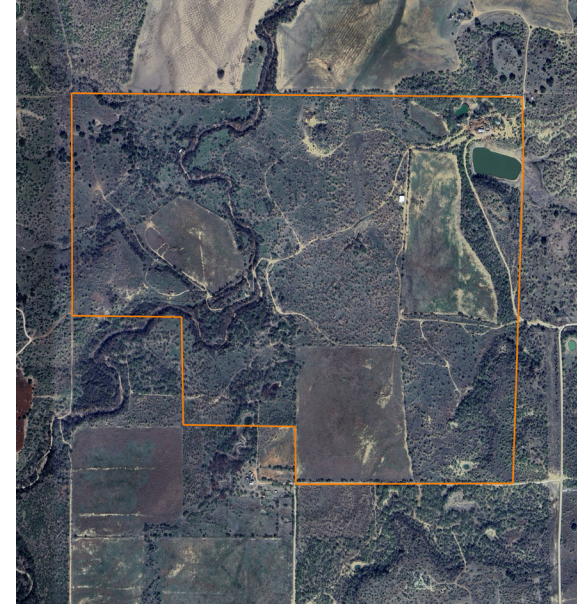


LAND FOR SALE

# ONCE-IN-A-MULTI-GENERATION WEST TEXAS RANCH

PRICE: **\$2,760,000**  
COUNTY: **CALLAHAN**  
STATE: **TEXAS**  
ACRES: **480**



## PROPERTY FEATURES

- 100% of mineral rights convey with sale
- 22.5% of oil and gas royalties
- Whitetail deer
- Turkey
- Quail
- Dove
- Deep Creek
- Wylie Lake provides fishing for big bass
- 3 outbuildings
- 20 miles to Cisco
- 48 miles to Abilene



For more information, contact:

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**MidwestLandGroup.com**

