

# **\$5,750,000 - 1877 County Road 410, BAIRD**

MLS® #1626850

---

**\$5,750,000**

1 Bedroom, 1.00 Bathroom,  
Farms and Ranches on 1672.00 Acres

N/A, BAIRD, TX

Situated in the Rolling Hills Region of Central Texas, the roughly 1672 acre Mesquite Creek Ranch offers a variety of options for any type of rancher. This area of Texas is known for the rolling terrain and good grasses for cattle ranches, as well as an abundance of whitetail deer and game birds including turkey, dove and quail. Mesquite Creek Ranch is the perfect gentleman's ranch and was built with recreation, fishing, livestock, and wildlife in mind. Expansive water tanks stocked with bass, crappie, and catfish are thoughtfully placed throughout the ranch. Even in the driest climate, the stock tanks hold water and are a reliable water source for livestock and wildlife.

Complete with an efficient camp prepared for weekend stays and two recently-built sets of cattle working pens, this ranch is a great weekend get-away or a perfect place to build your ideal Central Texas oasis. Mesquite Creek Ranch is low-fenced and is surrounded by large tracts of un-hunted land. Multiple building sites sit on a roughly 250 acre higher elevation plateau overlooking the ranch. The 6 strand barbed-wire fence on the perimeter and interior of the property is very well maintained and two pipe entrances provide easy access to both sets of working pens. Enjoy exploring every corner of this ranch on roads that are built well and are easy to navigate. The 85 acre field has improved grasses and there are currently 5 pastures that are used for rotational grazing of 100 cows. Nearly half of the ranch has been cleared and the balance of the ranch



Copyright 2022  
San Antonio Board of Realtors®

offers a perfect mix of cover for wildlife, and grazing land for livestock. There are 2 water wells on the property that provide water for livestock troughs and the weekend camp, additionally community water is available from the nearby town of Cross Plains if desired by the buyer. This ranch has it all and is ready to go for any type of user.

**Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1626850
List Price	\$5,750,000
Sale Price	\$5,300,000
Sale Date	July 25th, 2023
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Acres	1,672.00
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

**Community Information**

Address	1877 County Road 410
Subdivision	N/A
City	BAIRD
County	Callahan
State	TX
Zip Code	79504

**Amenities**

Utilities	Electricity
-----------	-------------

**School Information**

District	Cross Plains ISD
Elementary	Call District
Middle	Call District

High

Call District