

TBD TR 7 CR 177, Ovalo, Texas 79541

MLS#: 21318958 **N Active**
Property Type: Land

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SubType: Unimproved Land

LP: \$643,500
OLP: \$643,500

Recent: 07/01/2026 : **NEW**



Subdivision: NA
County: Taylor
Country: United States
Parcel ID: [49256](#)
Lot: 2 **Block:**
Legal: A0253 SUR 454 JAMES W STEWART, 28 AC out of 412.2
Unexempt Tx: \$178
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$6,500.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 4,312,440 **Acres:** 99.000 **\$/Lot SqFt:** \$0.15
Appraiser: **Subdivided:** Yes
Lot Dimen: **Will Subdv:** Yes

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog: **# Lakes:** **Pasture Acres:** 99.00
AG Exemption: Yes **# Wells:** **Bottom Land Ac:**

School Information

School Dist: Jim Ned Cons ISD
Elementary: Lawn **Middle:** Jim Ned **High:** Jim Ned

Features

Lot Description: Acreage, Agricultural, Native - Mesquite, Pasture, Rolling Slope, Tank/ Pond
Lot Size/Acres: 50 to =< 100 Acres **Restrictions:** Building, Deed
Present Use: Agricultural, Grazing, Hunting/Fishing, Investment, Pasture **Easements:** Utilities
Proposed Use: Agricultural, Barndominium, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Pasture, Recreational, Residential, Single Family **Documents:** Aerial Photo
Zoning Info: Not zoned **Type of Fence:**
Development: Unzoned **Exterior Bldgs:**
Street/Utilities: Electricity Available, Gravel/Rock
Topography: Gentle roll **HOA Includes:**
Soil: Clay, Sandy Loam **Prop Finance:** Cash, Conventional, Federal Land Bank, Texas Vet
Surface Rights: **Possession:** Closing/Funding
Waterfront: **Showing:** Appointment Only, Combination Lock Box

Remarks

Property Description: Don't miss this opportunity to own 99± acres in the highly desirable Jim Ned School District, just 8 miles south of Tuscola, TX. This stunning & versatile ranch offers the perfect balance of natural beauty, usability, and investment potential, ideal for ranching, recreation, or building your dream homestead. Set in West Texas ranch country, the land features rolling to flat terrain and panoramic views that capture breathtaking sunrises & sunsets. Scattered Oaks and Cedars mix with Mesquite-dotted pastures, while Elm Creek winds through the property. There is a stock tank, enhancing the hunting & water access. Whether you're a hunter, rancher, or land investor, this property offers something for everyone—excellent cover for wildlife, native grasses for grazing, and build-ready sites. Additional acreage is available for those looking to expand. Buyer to verify all utilities and schools.

Public Driving Directions: From Tuscola, head South on Hwy 83, turn left on FM 604 then right on CR 620. Go one mile and turn left on CR 177 and property is one mile on the north side of CR.

Seller Concessions YN:

Agent/Office Information

CDOM: 3 **DOM:** 3 **LD:** 06/29/2026 **XD:** 02/26/2027
List Type: Exclusive Right To Sell
List Off: [Trinity Ranch Land Abilene \(TRLAB\) 325-216-9022](#) **LO Fax:** 254-725-4184 **Brk Lic:** 9000216

LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562
List Agt: [James Pettit \(0803975\) 254-485-0576](#)
LA Email: jason@trinityranchland.com

List Agt 2: [Karen Lenz \(0432195\) 325-668-3604](#)
LA Website:

LO Email: karen@trinityranchland.com
LA Cell: **LA Fax:**
LA Othr: **LA/LA2 Texting:** Yes/Yes
LA2 Cell: 325-668-3604
LA2 Email: karen@trinityranchland.com
LO Sprvs: **Karen Lenz (0432195) 254-725-4181**

Showing Information

Call: Agent **Appt:** 325-216-9022 **Owner Name:** 604 Partners LLC
Keybox #: 000 **Keybox Type:** Combo **Seller Type:** Standard/Individual
Show Instr: Call or text Jason 254-485-0576 or Karen 325-668-3604 and we can meet you with our buggy
Show Allowed: Yes
Show Srvc: None
Showing: Appointment Only, Combination Lock Box

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 07/02/2026 08:58

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