

# 10.3 Ac (Tract 12) Jones County

This secluded 10.3 acre tract sits conveniently off CR 356 just 17 minutes north of Abilene & just minutes from Lake Ft. Phantom. This property has Hawley water available and access to nearby electricity. This tract has been used as a wheat field in the past but is a blank canvas for your dream home. The acreage surrounding the property has large mesquites which gives to the feeling of total seclusion while on the property. A new private caliche road was just installed, as well as Hawley water line to service each property. Access to nearby electricity. More acreage is available. The owner will pay for the survey with an acceptable offer.



**\$99,900**

Matthew Stovall, Realtor

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225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



SELLING TEXAS RANCHES AND HOMES

601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Jones
- Schools – Lueders Avoca I.S.D.
- Pasture – 10.3 Acres
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail Deer, Dove, Quail, Hogs, Turkey & Duck
- Outbuildings – None
- Minerals to Convey – None
- Ag Exempt – Yes
- Taxes – \$201
- Price Per Acre – \$9,696
- Price – \$99,900
- MLS – 14765854



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