

# 154.9+/- Acres Jones County

Discover the perfect blend of West Texas beauty and agricultural potential with this 154.9-acre property, located just 10 minutes northwest of Tye. With a generous half mile of frontage on CR 453, this land features an existing rural water meter with water line running to cattle pens. Additionally, the property has a water well with a new pressure tank. With 35 acres of wooded terrain providing essential cover for livestock and abundant wildlife, and approximately 120 acres of level to slightly sloping cultivated land, this property is ideal for wheat production and grazing. The excellent perimeter fencing, along with a new concrete feed lane and bunk system equipped with the watered pens, makes it perfect for holding "fresh" cattle or calving heifers. Additionally, with its close proximity to Merkel and north Abilene, this property could also be an ideal development location. Enjoy breathtaking views of West Texas sunsets while investing in a property that offers agricultural or developmental opportunities!



## \$772,950

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225 SW 5<sup>th</sup> Street  
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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 or 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 – Merkel I.S.D.
- Pasture – Native Grasses
- Cultivated – Wheat Field
- Surface Water – 1 Water Well, 1 Dry Tank
- Soil Type – Sandy Loam
- Terrain – Flat to Slightly Sloping
- Hunting –Whitetail Deer, Dove, & Hogs
- Outbuildings – None
- Minerals Convey – Unknown
- Ag Exempt – Yes
- Taxes - \$61
- Price Per Acre - \$4,990
- Price - \$772,950



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