

15+/-Acres & Home Taylor County

Amazing views & abundant surface water located in Jim Ned ISD!! Nestled in the rolling foothills, between Double Gap Mountain & Steamboat Mountain, this property boasts a gentle rolling slope with a pond on each end! Year around hunting & fishing make this property great for a getaway, or for building that much wanted homestead. With paved access from HWY 83, only 1.6 miles, this acreage is a must see! North Runnels Water Supply Corp & Taylor Electricity & Fiber Optic are connected on site! Seller started building the fence on the North side but will need to be finished to keep the neighbor's livestock out, costs of finishing are negotiable with acceptable offer. The home needs a little work & some TLC. Located only 30 min from Abilene gives you the country living you desire while still being close to the necessities of daily life. Per the neighbor, the access easement will be abandoned upon completion of North fence!! Sellers say they have mineral rights & are negotiable. Smaller acreages available, see MLS #20785468 & MLS #20762651. Pics were taken on 9-12-24 & 11-24-24. Schedule your showing today!**Buyer to Verify all Schools & Utilities**



\$252,500

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SELLING TEXAS RANCHES AND HOMES

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

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- County – Taylor
- Schools – Jim Ned Cons. I.S.D.
- 3BD/2BA 1,848 SqFt Mobile Doublewide
- Water – Co-op Water
- Soil Type – Clay, Rocky/Shale, Sandy Loam
- Surface Water – 2 Ponds
- Terrain – Rolling
- Hunting –Whitetail Deer, Dove, & Ducks
- Outbuildings – 2 Storage Sheds
- Minerals Owned – Yes
- Minerals Convey – Negotiable
- Ag Exempt – Yes
- Taxes - \$1,884
- Price - \$252,500
- MLS - 20785465



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