

# 3+/- Ac (Tr 11-13) Taylor County

The 3+/- acre tracts at Indian Oaks are like something you have never seen. There are a mix of Live Oak, Red Oak, and Post Oak throughout all these brand-new tracts. There has been a brand new 25 ft wide road built to county specs that allows access to each of these tracts and Taylor Electric will be running power to each tract within the next few weeks. There has been a test well drilled on the first tract to prove ground water as a viable source and it came in at a strong 7 gpm at 80 ft according to the well driller. You won't find many tracts of land with the number of oaks in this area and best of all IT IS IN JIM NED ISD! Approx. 12 min drive to downtown Tuscola, you can't get any prettier views than this. All the tracts have Oaks and some of the tracts have very gently rolling terrain giving you panoramic views of the distant wheat fields and West Texas mountains. Owner financing is available with only 10 percent down! Call today for your showing.



## \$49,900

Matthew Stovall, Realtor  
432-638-5716  
matthew@trinityranchland.com

[www.trinityranchland.com](http://www.trinityranchland.com)

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 – Taylor
- Schools – Jim Ned Cons. I.S.D.
- Surface Water – None
- Soil Type – Sandy Loam
- Terrain – Rolling
- Minerals Convey – No
- Ag Exempt – Yes
- Taxes – \$23
- Price – \$49,900
- MLS – \*\*SEE ATTACHED\*\*



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MLS#	Price
20577048	\$49,900
20578416	\$49,900
20578429	\$49,900

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