

# 80+/- Acres (East) Jones County

Subdividers dream!! Many water meters from Hamby water available with pipeline extension. This blank canvas 80 acre tract sits just north of Abilene, within 6 miles from Wal-Mart, Lowes, Chick-Fil-A, Chili's and many more popular restaurants and stores. This country escape, within an easy drive to all city amenities, makes for the perfect escape for a homesite or to further subdivide. Lake Fort Phantom is approx. 2.5 miles away. Electricity is on the county road and with the Hamby water line extension. This property is in Clyde ISD. More acreage is available!



## \$445,000

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

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



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.

# 80+/- Acres (East) Jones County

- County – Jones
- Schools – Clyde I.S.D.
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – None
- Minerals Convey – None
- Ag Exempt – Yes
- Taxes – \$139
- Price – \$445,000
- MLS – 20259573



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



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.