

67+/- Acres Taylor County

This Jim Ned ISD property boasts 67 acres of native pasture, featuring two large tanks with the largest one approximately 7 acres when full, and a smaller one around 4 acres that holds water exceptionally well. The land has a gentle roll to it, offering great potential for homesites. Coleman County water is available, and Taylor Electric is accessible at the highway. The property is high-fenced from a previous elk operation, with good fences on three sides while the north boundary remains unfenced. Additionally, there are approximately 40 more acres available with a very nice house, barns, and an arena complete with guest house on the property. For further details on the rest of the additional acreage, contact listing agent.

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



\$499,900

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



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 – Taylor
- Schools – Jim Ned Cons. ISD
- Surface Water – 2 Ponds
- Soil Type – Sandy Loam
- Terrain – Gently Rolling
- Hunting – Dove & Duck
- Minerals Convey – None
- Ag Exempt – Yes
- Taxes – \$1,399
- Price – \$499,900
- Price Per Acre – \$7,461
- MLS – 20647052



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