

TBD TR 8 FM 604, Ovalo, Texas 79541

MLS#: 21318602 **N** Active
Property Type: Land

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SubType: Unimproved Land

LP: \$682,500
OLP: \$682,500

Recent: 07/01/2026 : **NEW**



Subdivision: NA
County: Taylor
Country: United States
Parcel ID: [49256](#)
Lot: 2 **Block:**
Legal: A0253 SUR 454 JAMES W STEWART, 28 AC out of 412.2
Unexempt Tx: \$178
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$6,500.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 4,573,800 **Acres:** 105.000 **\$/Lot SqFt:** \$0.15
Appraiser: **Subdivided:** Yes
Lot Dimen: **Will Subdv:** Yes

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog: **# Lakes:** **Pasture Acres:** 105.00
AG Exemption: Yes **# Wells:** **Bottom Land Ac:**

School Information

School Dist: Jim Ned Cons ISD
Elementary: Lawn **Middle:** Jim Ned **High:** Jim Ned

Features

Lot Description: Acreage, Agricultural, Native - Mesquite, Pasture, Rolling Slope, Tank/ Pond
Lot Size/Acres: Over 100 Acres **Restrictions:** Building, Deed
Present Use: Agricultural, Grazing, Hunting/Fishing, Investment, Pasture **Easements:** Utilities
Proposed Use: Agricultural, Barndominium, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Pasture, Recreational, Residential, Single Family **Documents:** Aerial Photo
Zoning Info: Not zoned **Type of Fence:**
Development: Unzoned **Exterior Bldgs:**
Street/Utilities: Co-op Electric, Rural Water District
Topography: Gentle roll **HOA Includes:**
Soil: Clay, Sandy Loam **Prop Finance:** Cash, Conventional, Federal Land Bank, Texas Vet
Surface Rights: **Possession:** Closing/Funding
Waterfront: **Showing:** Appointment Only, Combination Lock Box

Remarks

Property Description: Build your dream home on this beautiful 105-acre tract in highly sought-after Taylor County, located within the desirable Jim Ned ISD. Featuring level to gently rolling terrain, this property offers several outstanding homesites with panoramic views of spectacular West Texas sunsets, colorful sunrises, Steamboat Mountain, and Double Gap Mountain. A scenic stock tank enhances the landscape and attracts local wildlife. Enjoy the tranquility of country living with the convenience of paved FM road frontage. The property also has CR 177 frontage making it ideal for additional access or potential for further division. A feasibility study has been completed, a water meter is available, and electricity is located along the FM road, making this property ready for your custom home or weekend retreat. Whether you're looking for a peaceful homesite, recreational acreage, or a long-term investment, this property offers the perfect combination of beautiful scenery, convenience, and wide-open space. Additional acreage is available for those looking to expand. Buyer to verify all utilities and schools.

Public Driving Directions: From Tuscola, head South on Hwy 83 from, turn left on FM 604, property down on south side of road approximately .6 mile.

Seller Concessions YN:

Agent/Office Information

CDOM: 3 **DOM:** 3 **LD:** 06/29/2026 **XD:** 02/26/2027
List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene \(TRLAB\) 325-216-9022](#)
LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562
List Agt: [James Pettit \(0803975\) 254-485-0576](#)
LA Email: jason@trinityranchland.com

List Agt 2: [Karen Lenz \(0432195\) 325-668-3604](#)
LA Website:

LO Fax: 254-725-4184 **Brk Lic:** 9000216
LO Email: karen@trinityranchland.com
LA Cell: **LA Fax:**
LA Othr: **LA/LA2 Texting:** Yes/Yes
LA2 Cell: 325-668-3604
LA2 Email: karen@trinityranchland.com
LO Sprvs: **Karen Lenz (0432195) 254-725-4181**

Showing Information

Call:	Agent	Appt:	325-216-9022	Owner Name:	604 Partners LLC
Keybox #:	000	Keybox Type:	Combo	Seller Type:	Standard/Individual
Show Instr:	Call or text Jason 254-485-0576 or Karen 325-668-3604 and we can meet you with our buggy				
Show Allowed:	Yes				
Show Srvc:	None				
Showing:	Appointment Only, Combination Lock Box				

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 07/02/2026 09:01

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