

13+/-Acres Jones County

A great piece of property that begs for someone to paint their own portrait, because it's not just about owning land, but about creating a space that reflects the owner's individuality and vision!! To be surveyed out of a larger tract, these 13 acres consist of cleared middle areas of native grasses, and a border surrounded with thick Oak & shinnery, providing a diverse and picturesque setting. The property's proximity to FM 1226, being only a few hundred yards away, makes it easily accessible! Approximately 20 minutes from Abilene, 12 minutes from Lake Fort Phantom, and only 4 minutes from Twisted Oaks Golf Course, gives this property a strategic location with access to city amenities and recreational options! Per the seller, Hawley Water & Big Country Electric are available on CR 357, but no feasibility study has been done. ****Buyer's Agent to verify Schools & Utilities****



\$91,000

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225 SW 5th Street
Cross Plains,
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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 – Jones
- Schools – Anson I.S.D.
- Pasture –Native Grasses
- Cultivated –None
- Surface Water – None
- Water – Hawley Water
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting –Whitetail Deer, Hogs, & Dove
- Outbuildings – None
- Minerals Owned –Unknown
- Minerals Convey – Unknown
- Ag Exempt – Yes
- Taxes - \$25
- Price Per Acre - \$7,000
- Price - \$91,000
- MLS - 20520677



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