

# 12.5+/- Ac Taylor County

This 12.5+- acre property (more acreage available) is located in the highly sought-after Jim Ned School District. It boasts a great homesite and features fertile soil, making it ideal for various agricultural purposes. Situated just minutes away from Tuscola, the property offers convenient access via a paved road frontage. Co-op electric is readily available, and while the Steamboat Mountain waterline is nearby, an upgrade would be required to obtain a water meter. There are water wells in the general area, there is currently no well on the property. The property is deed restricted. Contact agent for full set of restrictions.



## \$125,000

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225 SW 5<sup>th</sup> Street  
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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 I.S.D.
- Surface Water – None
- Water – None
- Soil Type – Sandy Loam
- Terrain – Rolling
- Hunting – Whitetail, Dove, Quail, Hogs, Turkey
- Outbuildings – None
- Minerals Convey – No
- Ag Exempt – Yes
- Taxes – \$9
- Price Per Acre – \$10,000
- Price - \$125,000
- MLS – 20546634



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