

8+/- Acres Taylor County

OWNER FINANCING NOW AVAILABLE. CALL FOR DETAILS! Amazing views & abundant surface water located in Jim Ned ISD!! Nestled in the rolling foothills, between Double Gap Mountain & Steamboat Mountain, this property boasts a gentle rolling slope with a BIG stock tank on the front end of the property! Year around hunting & fishing make this property great for a getaway, or for building that much wanted homestead. With paved access from HWY 83, only 1.6 miles, this acreage is a must see! Per the Seller, North Runnels Water Supply Corp, Taylor Electric & Fiber Optic are available, pending feasibility studies. Sellers started building the fence on the North side but will need to be finished to keep the neighbor's cattle out. Per the neighbor, the access easement will be abandoned upon completion of North fence!! Located only 30 min from Abilene gives you the country living you desire while still being close to the necessities of daily life. Sellers say they have mineral rights & are negotiable! Pics were taken on 9-12-24 & 11-24-24.



\$96,000

Joshua Smith, Realtor
325-200-9361
joshua@trinityranchland.com

www.trinityranchland.com

****Buyer's Agent to verify Utilities & Schools****

225 SW 5th Street
Cross Plains,
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.

8+/- Acres Taylor County

- County – Taylor
- Schools – Jim Ned Cons. I.S.D.
- Pasture –Native Grasses
- Cultivated –None
- Surface Water – 2 Ponds
- Water – Co-op Water
- Soil Type – Clay
- Terrain – Rolling
- Hunting –Whitetail Deer, Dove, & Ducks
- Outbuildings – None
- Minerals Owned – Yes
- Minerals Convey – Negotiable
- Ag Exempt – Yes
- Taxes - \$10
- Price Per Acre - \$12,000
- Price - \$96,000
- MLS - 20762651



225 SW 5th 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.