

# 24+/- Ac (Tract 14) Jones County

This secluded 24+/- acre tract (TBD with survey) sits conveniently off CR 356, just 17 minutes north of Abilene and just minutes away from Lake Ft. Phantom. This tract has a great mix of open field and brush. There's dove, deer, hogs, turkey, & quail present. It would make a great hunting homestead combination property. The surrounding acreage has large mesquites & oaks, giving off the feeling of total seclusion. A new private caliche road was just installed, as well as Hawley water line to service each property. Access to nearby electricity. Seller will pay for survey with an acceptable offer. More acreage is available!



## \$184,900

Matthew Stovall, Realtor

432-638-5716

[matthew@trinityranchland.com](mailto:matthew@trinityranchland.com)

[www.trinityranchland.com](http://www.trinityranchland.com)

225 SW 5<sup>th</sup> 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.

# 24+/- Ac (Tract 14) Jones County

- County – Jones
- Schools – Lueders Avoca I.S.D.
- Pasture – 24 Acres
- Water – Hawley Water Available
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail Deer, Dove, Quail, Hogs, Turkey & Duck
- Outbuildings – None
- Minerals to Convey – None
- Ag Exempt – Yes
- Taxes – \$201
- Price Per Acre – \$7,704
- Price – \$184,900
- MLS – 20001404



225 SW 5<sup>th</sup> 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.