

TBD County Rd 272, Tuscola, Texas 79562

MLS#: 20980529 **N** Active
Property Type: Land

TBD County Rd 272 Tuscola, TX 79562
SubType: Unimproved Land

LP: \$87,750
OLP: \$87,750

Recent: 06/26/2025 : **NEW**



Subdivision: Sayles Ranch Sub
County: Taylor
Country: United States
Parcel ID: [13555](#)
Lot: Block:
Legal: SAYLES RANCH SUBD SEC 3, LOT PT TR 2, ACRES 5
Unexmpt Tx: \$1,078
Spcl Tax Auth: PID:No

Lst \$/Acre: \$15,000.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

Land SqFt: 254,826 Acres: 5.850 \$/Lot SqFt: \$0.34
Lot Dimen: Will Subdv: No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Jim Ned Cons ISD
Elementary: Buffalo Gap

Middle: Jim Ned

High: Jim Ned

Features

Lot Description: Acreage
Lot Size/Acres: 5 to < 10 Acres
Present Use: Recreational
Zoning Info: N/A
Development: Unzoned
Street/Utilities: Co-op Electric, Electricity Available
Soil:
Surface Rights:

Restrictions: Deed
Easements: Utilities
Type of Fence:
Exterior Bldgs:
Prop Finance: 1031 Exchange, Cash, Conventional
Possession: Closing/Funding

Remarks

Property Description: Discover the perfect opportunity to create your dream home or weekend retreat on this stunning 5.85+- acre property in the highly sought-after Jim Ned ISD. Nestled along Elm Creek, this parcel boasts majestic large oaks and a cleared area ready for your new build. With electricity already on-site and an old capped water well (condition unknown), the possibilities are endless. Enjoy the serene beauty of consistent water flow in the creek, making this a true West Texas gem surrounded by beautiful homes. Don't miss your chance to own this blank canvas in a picturesque setting. Property is in flood plain. **Buyers & Buyer's Representative to Verify Utilities, Measurements, Schools, Taxes, & All Other Information**

Public Driving Directions: From the intersection of Hwy 89 and CR 272, head south on CR 272 approx. .5 miles to T in rd. Turn right and property is on your right. Look for Realtor signs.

Seller Concessions YN:

Agent/Office Information

CDOM: 0

DOM: 0

LD: 06/26/2025 XD:

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene \(TRLAB\) 325-261-0319](#)
LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562
List Agt: [Matthew Stovall \(0737174\) 432-638-5716](#)
LA Email: Matthew@trinityranchland.com
LA Website:

LO Fax: 254-725-4184 Brk Lic: 0432195
LO Email: karen@trinityranchland.com
LA Cell: 432-638-5716 LA Fax:
LA Othr: LA/LA2 Texting:
LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent
Keybox #: 0000
Show Instr: Contact listing agent for showing.
Showing:

Appt: 432-638-5716
Keybox Type: None

Owner Name: Michael and Dara Welch
Seller Type: Standard/Individual

