

# 35+/- Acres, Taylor County

Welcome to this remarkable 35+- acres located southeast of Tuscola, just outside of the city of Abilene. This expansive piece of land is perfect for anyone looking to build their dream home or develop a new housing community. With plenty of space for livestock and cultivation, this investment property has endless potential. Good clay loam soil for planting, fences on 3 sides, the South side will need to be fenced as this is being cut out of a larger tract. AEP & Taylor electric run along the FM road and a Water meter is paid for by seller and being installed. Don't miss out on the opportunity for this great investment or to own your own slice of Texas paradise!



**\$350,000**

Karen Lenz, Broker  
325-668-3604  
[karen@trinityranchland.com](mailto:karen@trinityranchland.com)

Amanda Dunaway, Realtor  
325-280-4807  
[amanda@trinityranchland.com](mailto:amanda@trinityranchland.com)  
[www.trinityranchland.com](http://www.trinityranchland.com)

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.

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- County – Taylor
- Schools – Jim Ned Cons. I.S.D.
- Surface Water – N/A
- Water – Meter to be installed by Seller
- Wells – N/A
- Soil Type – Sandy Loam/Clay
- Terrain – Flat
- Hunting – Dove & Quail
- Ag Exempt – Yes
- Minerals to Convey – Unknown
- Taxes – \$132
- Price per Acre – \$10,000
- Price – \$350,000
- MLS – 20701937



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