

TBD TR 1 County Road 196, Ovalo, Texas 79567

MLS#: 21417740 **N** Active
 Property Type: Land

TBD TR 1 County Road 196 Ovalo, TX 79567
 SubType: Ranch

LP: \$356,745
 OLP: \$356,745

Recent: **10/22/2026 : NEW**



Subdivision: A0235
 County: Taylor
 Country: United States
 Parcel ID: [986219](#)
 Lot: Block:
 Spcl Tax Auth:

Lst \$/Acre: \$6,995.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No
 PID:No

Land SqFt: 2,221,560 Acres: 51.000 \$/Lot SqFt: \$0.16
 Appraiser: Subdivided: Yes
 Lot Dimen: Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Jim Ned Cons ISD
 Elementary: Lawn

Middle: Jim Ned

High: Jim Ned

Features

Lot Description: Acreage, Brush, Many Trees, Native - Mesquite

Lot Size/Acres: 50 to =< 100 Acres

Present Use: Agricultural, Cattle, Grazing, Hunting/Fishing, Livestock
 Restrictions: None
 Easements: Pipeline, Utilities

Proposed Use: Grazing, Horses, Hunting/Fishing, Livestock, Manufactured Home, Pasture, Ranch, Recreational, Residential, Single Family
 Documents:

Zoning Info: None
 Type of Fence: Partial

Development: Other
 Exterior Bldgs:

Street/Utilities: Co-op Water, Electricity Available, Outside City Limits

Road Front Desc: County Road

Road Surface: Gravel
 Miscellaneous:

Crops/Grasses: Soil:
 Road Frontage:

Surface Rights: Special Notes: Aerial Photo

Waterfront: Prop Finance: Cash, Conventional, Texas Vet

Vegetation: Possession: Closing/Funding

Horses: Showing: Appointment Only

Dock Permitted:

Plat Wtrfn Bnd:

Lake Pump:

Remarks

Property Description: Looking for a versatile piece of West Texas land with hunting, grazing or a homesite potential? This 51± acre tract, to be surveyed out of a larger property, offers a great combination of thick wildlife cover, open country, seasonal water features & utilities in desirable Jim Ned ISD. Paved frontage on CR 196 provides convenient year-round access. Flag Creek, a seasonal creek, meanders north to south through the property, adding character to the terrain while creating a natural corridor for wildlife. The western portion of the tract features thick Mesquite and Cedar cover, providing excellent bedding, travel and escape habitat for Whitetail deer, turkey, hogs & predators. Dove and quail are also found in the area, giving hunters a variety of opportunities throughout the seasons. Several locations along seasonal creek for a tank to be constructed providing excellent potential for livestock and wildlife water. Thick native grasses throughout portions of the acreage provide additional cover for wildlife as well as grazing opportunities. The eastern portion features an old cultivated field that offers several possibilities. Put it back into production, establish a food plot or leave it in its current state for bird hunting. Sunflowers, smaller Mesquite and open terrain create an attractive setting for dove & quail. Several potential building sites provide options for a future home, barndominium, hunting cabin or weekend retreat. Electricity crosses the west side of the property, & a water meter is at the NW corner, giving a future owner a head start on improvements. The property is currently fenced along the west & north boundaries, with good fencing on the west side & fair-to-good fencing along the north. New fencing will be needed along the east & south

boundaries once the tract is surveyed from the larger property. Rare property find in Jim Ned School district with no restrictions!

Public Driving Directions:

From Tuscola, head south on US Highway 83 and continue for 10 miles. Turn right onto FM-1086 and then after 4.5 miles turn right onto CR 196. Continue on the County Rd for about 2 miles and property will be on the right (our sign is on the front gate).**Buyer to Verify all Schools & Utilities**

Seller Concessions YN:

Agent/Office Information

CDOM: 1

DOM: 1

LD: 10/21/2026

XD: 10/20/2027

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene/Tuscola](#) (TRLAB) 325-261-0319

LO Fax:

Brk Lic: 0432195

LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562

LO Email:

List Agt: [Brandi Wiesen](#) (0751416) 307-630-3110

LA Cell: 307-630-3110

LA Fax:

LA Email: Brandiwiesen@gmail.com

LA Othr: (307) 630-3110

LA/LA2 Texting: Yes/Yes

LA2 Cell: 325-668-3604

List Agt 2: [Karen Lenz](#) (0432195) 325-668-3604

LA2 Email: karen@trinityranchland.com

LA Website:

LO Sprvs: Karen Lenz (0432195) 254-725-4181

Pref Title Co: First Texas title

Location: 3417 Curry Ln. Abilene Tx 325-794-2700

Showing Information

Call: Agent

Appt: 307-630-3110

Owner Name: SM Land Investments, LLC

Keybox #: 1111

Keybox Type: See Remarks

Seller Type: Standard/Individual

Show Instr: Must text or call Brandi 307-630-3110 or Karen 325-668-3604 before showing. Best if shown with an ATV to cross creek.

Show Allowed: Yes

Show Srvc: None

Showing: Appointment Only

Prepared By: Christina Prince Trinity Ranch Land Abilene/Tuscola on 10/22/2026 14:00

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