

## 7409 Hwy 84, Lawn, Texas 79530

**MLS#:** 20959845 **N** Active  
**Property Type:** Residential

**7409 Hwy 84 Lawn, TX 79530**  
**SubType:** Farm/Ranch

**LP:** \$899,900  
**OLP:** \$899,900

**Recent:** 06/07/2025 : NEW



**Also For Lease:** N

**Lst \$/SqFt:** \$517.78

**Subdivision:** none

**County:** Taylor

**Lake Name:**

**Country:** United States

**Lse MLS#:**

**Parcel ID:** [384272](#)

**Plan Dvlpm:**

**Lot:** **Block:**

**MultiPrcl:** No **MUD Dst:** No

**Legal:**

**Unexmpt Tx:** \$941

**PID:**No

**Spcl Tax Auth:** No

**Beds:** 4

**Tot Bth:** 3

**Liv Area:** 1

**Fireplc:** 1

**Full Bath:** 3

**Din Area:** 1

**Pool:** No

**Half Bath:** 0

**Adult Community:**

**Smart Home App/Pwd:** No

**SqFt:** 1,738/Assessor

**Hdcp Am:** No

**Garage:** No

**Yr Built:** 1953

**Prop Attached:** Yes

**# Carport:** 3

**Lot Dimen:**

**Acres:** 55.000

**Cov Prk:** 3

**Subdivide?:** No

**HOA:** None

**HOA Mgmt Email:**

**HOA Co:**

**HOA Website:**

#### School Information

**School Dist:** Jim Ned Cons ISD

**Elementary:** Lawn

**Middle:** Jim Ned

**High:** Jim Ned

#### Rooms

| Room            | Dimen / Lvl | Features |
|-----------------|-------------|----------|
| Bedroom-Primary | 16 x 12 / 1 |          |
| Bedroom         | 13 x 11 / 1 |          |
| Living Room     | 22 x 11 / 1 |          |

| Room    | Dimen / Lvl | Features |
|---------|-------------|----------|
| Bedroom | 14 x 12 / 1 |          |
| Bedroom | 13 x 11 / 1 |          |

#### General Information

**Housing Type:** Single Detached  
**Style of House:** Modern Farmhouse  
**Lot Size/Acres:** 50 to =< 100 Acres  
**Soil:** Sandy Loam  
**Heating:** Central, Wood Stove  
**Construction:** Brick  
**Crops/Grasses:**  
**Basement:** No  
**Possession:** Closing/Funding

**Fireplace Type:** Freestanding  
**Flooring:**  
**Levels:** 1  
**Type of Fence:** Wire  
**Cooling:** Central Air  
**Patio/Porch:**  
**Vegetation:** Cleared, Grassed  
**Listing Terms:** 1031 Exchange, Cash, Conventional, Texas Vet

#### Features

**Appliances:** Dishwasher, Gas Cooktop, Gas Oven, Refrigerator  
**Interior Feat:** Decorative Lighting, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Natural Woodwork, Second Primary Bedroom  
**Exterior Feat:** Covered Patio/Porch, Private Entrance, Stable/Barn, Storage  
**Park/Garage:** Additional Parking  
**Street/Utilities:** All Weather Road, Co-op Electric, Co-op Water, Electricity Connected, Gravel/Rock, Outside City Limits, Overhead Utilities, Septic  
**Lot Description:** Acreage  
**Proposed Use:** Agricultural, Cattle, Equine  
**Present Use:** Agricultural, Cattle, Grazing, Horses  
**Other Structures:** Arena, Barn(s), Bunk House, Corral(s), Guest House, Workshop, Workshop w/Electric  
**Restrictions:** No Known Restriction(s)  
**Easements:** Utilities

#### Farm & Ranch Information

**# Residences:** 1

**Pasture Acres:** 40.00

**Crop Retire Prog:**

**# Tank/Pond:**

**Cultivate Acres:**

**Aerial Photo Avl:** Yes

**Road Frontage:**

# Barns: 3 Bottom Lnd Acres: AG Exemption: Yes Wells: 0

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**Remarks**


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**Property Description:** Discover your dream equestrian estate in the highly sought-after Jim Ned School District, featuring 55 sprawling acres of pristine land. This property boasts a beautifully remodeled 4-bedroom, 3-bathroom home exuding rustic charm, complemented by a fully furnished mother-in-law suite for added convenience. Enjoy outdoor living on the covered patio, while the insulated workshop and well-maintained horse barn with 4 stalls with riding arena and tack room cater to all your equestrian needs. The property is securely fenced, offering clean grazing pastures, county water access, a chicken coop, and an old hay barn, making it the perfect haven for horse lovers and those seeking a serene country lifestyle. \*\*Buyers & Buyer's Representative to Verify Utilities, Measurements, Schools, Taxes, & All Other Information\*\*

**Public Driving Directions:** From Hwy 84 in Lawn, head South on Hwy 84 approx. 2.4 Miles to property on left. Per seller's request, no signs are on property. Look for address on gate and call listing agent for gate combo.

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**Financial Information**


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**Loan Type:** Treat As Clear **Bal:** **Payment:**  
**Pmt Type:** **Lender:** **Orig Date:** **2nd Mortg:** No  
**Seller Concessions:**

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**Agent/Office Information**


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**CDOM:** 2 **DOM:** 2 **LD:** 06/07/2025 **XD:**  
**List Type:** Exclusive Right To Sell  
**List Off:** [Trinity Ranch Land Abilene](#) (TRLAB) 325-261-0319 **LO Fax:** 254-725-4184 **Brk Lic:** 0432195  
**LO Addr:** 4101 US Hwy 83 Tuscola, Texas 79562 **LO Email:** [karen@trinityranchland.com](mailto:karen@trinityranchland.com)  
**List Agt:** [Matthew Stovall](#) (0737174) 432-638-5716 **LA Cell:** 432-638-5716 **LA Fax:**  
**LA Email:** [Matthew@trinityranchland.com](mailto:Matthew@trinityranchland.com) **LA Othr:** **LA/LA2 Texting:**  
**LA Website:** **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

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**Showing Information**


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**Call:** Agent **Appt:** 432-638-5716 **Owner Name:** Rick and michelle Davis  
**Keybox #:** 0000 **Keybox Type:** Supra **Seller Type:** Standard/Individual  
**Show Instr:** call listing agent  
**Show Srvc:** None  
**Occupancy:** Owner **Open House:**  
**Showing:** Appointment Only  
**Consent for Visitors to Record:** Audio, Video

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Prepared By: Kaedy Stovall Trinity Ranch Land Cisco on 06/09/2025 10:27

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