

TBD CR 218, Seymour, Texas 76380

MLS#: 21371931 **N** Active
Property Type: Land

TBD CR 218 Seymour, TX 76380
SubType: Ranch

LP: \$231,900
OLP: \$231,900

Recent: 08/28/2026 : NEW



Subdivision: North County Abstract
County: Baylor
Country: United States
Parcel ID: [R000017878](#)
Lot: **Block:**
Legal: 58 Ac T&NO RR Co, Sect 166, AB 1037
Spcl Tax Auth:

Lst \$/Acre: \$3,998.28

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

PID:No

Land SqFt: 2,526,480 **Acres:** 58.000 **\$/Lot SqFt:** \$0.09
Lot Dimen: **Will Subdv:** No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Crop Retire Prog: **# Lakes:** **Pasture Acres:** 58.00
Land Leased: **# Tanks/Ponds:** 1 **Cultivated Acres:**
AG Exemption: Yes **# Wells:** **Bottom Land Ac:**

School Information

School Dist: Seymour ISD
Elementary: Seymour **Middle:** Seymour **High:** Seymour

Features

Lot Description: Acreage, Agricultural, Brush, Few Trees, Native - Mesquite, Pasture, Tank/ Pond
Lot Size/Acres: 50 to =< 100 Acres **Restrictions:** No Known Restriction(s)
Present Use: Cattle, Grazing, Hunting/Fishing, Pasture, **Easements:** None
 Ranch, Recreational
Zoning Info: N/A **Type of Fence:**
Development: Unzoned **Exterior Bldgs:**
Street/Utilities: All Weather Road, Gravel/Rock, Outside City Limits
Surface Rights: **Possession:** Closing/Funding
Waterfront: **Showing:** Appointment Only, Combination Lock Box

Remarks

Property Description: Rare opportunity to own 58 acres of peaceful Baylor County countryside with excellent hunting, recreational and agricultural potential. Located outside Seymour with county road frontage, this property offers a great combination of native grassland, mesquite cover, and rolling terrain. A large stock tank provides water for livestock and wildlife and adds to the property's recreational appeal. Recent improvements include fencing and entrance gate. The property is well suited for hunting, cattle, recreational use or simply enjoying the quiet of the country. Conveniently located within reach of the Dallas-Fort Worth area while offering the privacy and wide-open space of rural West Texas. Don't miss this versatile tract with its combination of rolling terrain, native grasses, trees, water and hunting potential.

Public Driving Directions: From Seymour, take US HWY 82-183, turn right onto CR 218, go approximately 1 mile. Sign will be on gate on the left.

Private Rmks: There is a grazing lease through July 2027.

Seller Concessions YN:

Agent/Office Information

CDOM: 0 **DOM:** 0 **LD:** 08/28/2026 **XD:** 03/01/2027

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: [James Pettit](#) (0803975) 254-485-0576

LA Cell:

LA Fax:

LA Email: jason@trinityranchland.com

LA Othr:

LA/LA2 Texting:

LA Website:

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

Showing Information

Call:		Appt:	254-485-0576	Owner Name:	Mann, Samantha
Keybox #:	Call/Text LA	Keybox Type:	Combo	Seller Type:	Standard/Individual
Show Instr:	Contact Listing Agent for Scheduling. Property shows best with ATV.				
Show Allowed:	Yes				
Show Srvc:	None				
Showing:	Appointment Only, Combination Lock Box				

Prepared By: Christina Prince Trinity Ranch Land Abilene/Tuscola on 08/28/2026 11:42

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