

TBD TR 3 County Rd 206, Ovalo, Texas 79567

MLS#: 21417796 **N** Active
Property Type: Land

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SubType: Ranch

LP: \$315,008
OLP: \$315,008

Recent: 10/22/2026 : NEW



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

Lst \$/Acre: \$6,495.01

Lake Name:

Plan Dvlpm:

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

Land SqFt: 2,112,660 **Acres:** 48.500 **\$/Lot SqFt:** \$0.15
Appraiser: **Subdivided:** Yes
Lot Dimen: **Will Subdv:** No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Land Leased:
AG Exemption: Yes

Tanks/Ponds: 1
Wells:

Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Jim Ned Cons ISD
Elementary: Lawn

Middle: Jim Ned

High: Jim Ned

Features

Lot Description: Acreage, Agricultural, Brush, Many Trees, Native - Mesquite, Tank/ Pond

Lot Size/Acres: 10 to < 50 Acres

Restrictions: None

Present Use: Cattle, Grazing, Livestock, Ranch, Recreational

Easements: Pipeline, Utilities

Proposed Use: Agricultural, Barndominium, Cattle, Grazing, Hunting/Fishing, Investment, Livestock, Ranch, Recreational, Residential

Documents:

Zoning Info: None

Type of Fence: Partial

Development: Unzoned

Exterior Bldgs:

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

Miscellaneous:

Road Front Desc: County Road

Road Frontage:

Road Surface: Asphalt, Gravel

Prop Finance: Cash, Conventional, Texas Vet

Soil:

Possession: Closing/Funding

Surface Rights:

Showing: Appointment Only

Waterfront:

Vegetation: Brush, Grassed

Plat Wtrfn Bnd:

Horses: Yes

Dock Permitted:

Lake Pump:

Remarks

Property Description:

Discover 48.5± unrestricted acres, to be surveyed out of a larger tract, offering an appealing combination of hunting, recreation, grazing & homesite potential in desirable Jim Ned ISD. With county road frontage, electricity available along the road on the north side & a water meter already paid for and ready to be installed, several important pieces are already in place for your future plans. The property features rolling terrain with approximately 30 feet of elevation gain as you travel west across the acreage. The highest point is located along the western portion of the tract, providing beautiful views of the surrounding countryside & several attractive locations for a future home, barndominium, cabin or weekend retreat. Mesquite & Cedar provide the predominant tree and brush cover, creating excellent habitat for wildlife. Whitetail deer, hogs, turkey, quail & dove frequent the area, making this a great recreational tract for the hunter looking for manageable acreage with plenty of cover. The combination of rolling terrain, thick brush & more open areas provide opportunities for blinds, feeders, food plots & hunting setups. A shallow surface tank is currently dry but catches water easily following rainfall. With additional excavation and deepening, it has the potential to hold water longer and possibly develop into a more dependable year-round water source for livestock & wildlife. The property is fenced along the east & south boundaries, with approximately 90% of the north boundary fenced. New fencing will be needed along the west side once the acreage is surveyed from the larger tract. With no known restrictions, this property gives a buyer flexibility to create the country property that fits their needs. Build a

home, establish a hunting retreat, run livestock or simply enjoy your own piece of Texas land. The combination of utilities, wildlife habitat, rolling terrain, views & convenient access makes this tract well suited.

Public Driving Directions: From Tuscola, head south on US Highway 83 and continue for 10 miles. Turn right onto CR 173, Turn left onto CR 205, Turn Right onto CR 184, Then Left onto CR 206 property will be on the left .**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 #: 0000 **Keybox Type:** See Remarks **Seller Type:** Standard/Individual
Show Instr: Contact Brandi 307-630-3110 Or Karen 325-668-3604 to show. Best if shown with an ATV.
Show Allowed: Yes
Show Srvc: None
Showing: Appointment Only

Prepared By: Christina Prince Trinity Ranch Land Abilene/Tuscola on 10/22/2026 14:43

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