

158+/-Acres Jones County

Located in the heart of west central Texas, this property has been untouched for the last 30 years while in a CRP program with the USDA for the last 10 years & fell out of the program this year. Excellent native & improved grasses, mesquite trees, oak, & wild plum thickets with good fencing on two sides. The two sides that border the county road are unfenced. Due to the limited activity on the property, it has become a sanctuary for a multitude of wildlife including white-tailed deer, turkey, wild hogs, coyotes, quail, ducks, & dove. According to the seller, this property has the potential for an irrigation quality water well, as the neighboring properties in all directions have proven wells. This property is ideal for mixed-use including hunting, home site, farm, or ranch land. There is even a low spot that creates a marsh of sorts that holds water on decently wet years that makes for great duck hunting. There have been monster deer captured on game camera & the property has had very low hunting pressure. There is county water & electric on both county road frontages. Minerals negotiable. Call today for your showing!



\$569,900

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225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



SELLING TEXAS RANCHES AND HOMES

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 or 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 – Jones
- Schools – Anson I.S.D.
- Pasture – Improved Grasses
- Surface Water – None
- Water – None
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail Deer, Quail, Turkey, Dove, Duck, & Hogs
- Outbuildings – None
- Minerals Owned – Yes
- Minerals Convey – Yes
- Ag Exempt – Yes
- Taxes - \$ TBD
- Price Per Acre - \$ 3,606.96
- Price - \$569,900
- MLS - 20407258



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