

144.87 AC Hwy 6, Lueders, Texas 79533

MLS#: 20410858 Closed

Property Type: Land

[144.87 AC Hwy 6 Lueders, TX 79533](#)

SubType: Ranch

LP: \$399,900

OLP: \$399,900

Recent: 07/22/2025 : Closed : P->C



Subdivision: NA

County: Jones

Country: United States

Parcel ID: [26381](#)

Lot: Block:

Spcl Tax Auth:

Lst \$/Acre: \$2,760.41

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:

Land SqFt: 6,310,537

Acres: 144.870

\$/Lot SqFt: \$0.06

Lot Dimen:

Will Subdv: Subdivided

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Land Leased:

AG Exemption: Yes

Tanks/Ponds: 2

Wells: 0

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Lueders-Avoca ISD

Elementary: Lueders-Avoca

Primary:

Middle:

Jr High: Lueders-Avoca

High: Lueders-Avoca

Sr High:

Features

Lot Description: Acreage, Native - Mesquite

Lot Size/Acres: Over 100 Acres

Present Use: Agricultural, Cattle, Horses, Livestock, Pasture, Ranch, Recreational, Residential

Zoning Info: NA

Development: Unzoned

Street/Utilities: Asphalt, Co-op Electric, Co-op Water

Soil:

Surface Rights:

Horses: Yes

Dock Permitted:

Restrictions: No Known Restriction(s)

Easements: Utilities

Type of Fence: Barbed Wire

Exterior Bldgs:

Prop Finance: 1031 Exchange, Cash, Conventional, Texas Vet

Possession: Closing/Funding

Lake Pump:

Remarks

Property Description: This 140 acre ranch is hard to beat with paved Hwy 6 frontage, city water, two tanks, good fencing all the way around and wildlife galore! You could practically hunt all year on this property with deer, hogs, dove, turkey, quail, and ducks all being native to the area. There is approx. 65+- acres that was once wheat field that could be turned back into cultivation. There is a disposal well on the property that pays \$2,500 a year. Well does not hinder use of property. The bulk of the property sits far enough off the highway to give seclusion. You really can't ask for much more in a property, and it is ready for deer season! (More acreage available!) Call today for your showing! **Buyer's representative to verify all utilities, taxes, and school districts.

Public Driving Directions: From the intersection of Hwy 6 and FM 1597, head West on Hwy 6 for approx. 0.75 miles to the property on the left. Look for Realtor signs on the gate.

Seller Concessions YN:

Agent/Office Information

CDOM: 506

DOM: 506

LD: 08/21/2023 XD:

List Type: Exclusive Right To Sell

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

LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562

List Agt: [Matthew Stovall](#) (0737174) 432-638-5716

LA Email: [Matthew@trinityranchland.com](#)

LA Website:

LO Fax: 254-725-4184

Brk Lic: 0432195

LO Email: [karen@trinityranchland.com](#)

LA Cell: 432-638-5716

LA Fax:

LA Othr:

LA/LA2 Texting:

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

Showing Information

Call: Agent

Keybox #: 0000

Show Instr: Call listing agent.

Showing:

Appt: 432-638-5716

Keybox Type: Combo

Owner Name: William & Shelly Stovall

Seller Type: Standard/Individual

Sold Information

Contract Date: 05/30/2025	Opt Exp Date: 06/09/2025	Closed Date: 07/18/2025	Close Price: \$362,175
Slr Paid: \$0		Cls\$/Acre: \$2,500.00	Cls\$/Lot SF: \$0.06
Buyer Off: NON MLS (NMLS00NM) 999-999-9999			Cls\$/SqFt:
Buyer Agt: Non-Mls Member (99999999)		BA Email: customercaregroup@ntreis.net	
Buyer Team:			
Third Party AP: No			
Buyer Financing: Conventional			

Prepared By: Kaedy Stovall Trinity Ranch Land Cisco on 07/22/2025 17:10

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