

Tract 9 cr 482, Novice, Texas 79538

MLS#: 20725857 Pending
Property Type: Land

Tract 9 cr 482 Novice, TX 79538
SubType: Unimproved Land

LP: \$179,900
OLP: \$179,900

Recent: 08/26/2025 : PEND : AC->P



Lst \$/Acre: \$4,497.50
Subdivision: Taylor
County: Coleman
Country: United States
Parcel ID: [R14045](#)
Lot: 1 **Block:**
Legal: 40+- out of A0880 F M Taylor Sur 116, Acres 80
Spcl Tax Auth: **PID:**No
Lake Name:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No

# Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
Land SqFt:	1,742,400	Acres:	40.000	\$/Lot SqFt:	\$0.10
Lot Dimen:				Will Subdv:	Subdivided

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Crop Retire Prog:	# Lakes:	Pasture Acres:	5.00
Land Leased:	# Tanks/Ponds: 0	Cultivated Acres:	
AG Exemption: Yes	# Wells: 0	Bottom Land Ac:	

School Information

School Dist:	Coleman ISD	Middle:		High:	Coleman
Elementary:	Coleman	Jr High:	Coleman	Sr High:	
Primary:					

Features

Lot Description:	Acreage	Restrictions:	None
Lot Size/Acres:	10 to < 50 Acres	Easements:	Electric
Present Use:	Agricultural	Type of Fence:	
Zoning Info:	N/A	Exterior Bldgs:	
Development:	Unzoned	Miscellaneous:	
Street/Utilities:	Co-op Electric, Co-op Water	Road Frontage:	
Road Front Desc:	County Road	Prop Finance:	1031 Exchange, Cash, Conventional, Texas Vet
Road Surface:	Gravel	Possession:	Closing/Funding
Soil:	Sandy Loam	Showing:	Go Show-No Appt. Needed
Surface Rights:		Lake Pump:	
Waterfront:			
Horses:	Yes	Dock Permitted:	

Remarks

Property Description: This 40+- acre parcel is Tract 9 of 9 available for purchase just outside Novice, Texas, offering a prime opportunity for buyers seeking unrestricted land. This property features access to Coleman County water and electricity at the county road, ensuring convenience for future development. The land consists of clean pasture with native grass, ideal for various agricultural or recreational uses and would make a great homesite. Located just 12 minutes southeast of Lawn and 15 miles northwest of Coleman, this tract provides a peaceful rural setting with easy access to nearby amenities. Call today for your showing! **Buyers Agent to Verify Schools and utilities**

Public Driving Directions: From the intersection of us hwy 84 and cr 482, head south on cr 482 approx .125 Miles to property.

Seller Concessions YN:

Agent/Office Information

CDOM: 351	DOM: 351	LD: 08/23/2024	XD: 01/01/2026
List Type:	Exclusive Right To Sell		
List Off:	Trinity Ranch Land Abilene (TRLAB) 325-261-0319	LO Fax:	254-725-4184
LO Addr:	4101 US Hwy 83 Tuscola, Texas 79562	Brk Lic:	0432195
List Agt:	Matthew Stovall (0737174) 432-638-5716	LO Email:	karen@trinityranchland.com
LA Email:	Matthew@trinityranchland.com	LA Cell:	432-638-5716
LA Website:		LA Fax:	
		LA Othr:	LA/LA2 Texting:
		LO Sprvs:	Karen Lenz (0432195) 254-725-4181

Showing Information

Call:	Agent	Appt:	432-638-5716	Owner Name:	Jonathan Schumann
Keybox #:		Keybox Type:	None	Seller Type:	Standard/Individual

Show Instr: Go show, no appt. needed.
Showing: Go Show-No Appt. Needed
Consent for Visitors to Record:Audio, Video

Pending Information

Pending Information

Contract Date: 08/09/2025

Prepared By: Kaedy Stovall Trinity Ranch Land Abilene on 08/26/2025 16:44

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