

Tract 8 cr 482, Novice, Texas 79538

MLS#: 20725802 Closed

Property Type: Land

[Tract 8 cr 482 Novice, TX 79538](#)

SubType: Unimproved Land

LP: \$37,500

OLP: \$37,500

Recent: 07/26/2025 : Closed : P->C



Lst \$/Acre: \$7,485.03

Subdivision: Taylor

County: Coleman

Country: United States

Parcel ID: [R14045](#)

Lot: 1 Block:

Legal: 5.01+-out of A0880 F M Taylor Sur 116, Acres 80

Spcl Tax Auth:

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Lots: 1

Lots Sold Sep:

Lots Sld Pkg:

Land SqFt: 218,236

Acres: 5.010

\$/Lot SqFt:

\$0.17

Lot Dimen:

Will Subdv:

Subdivided

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog:

Land Leased:

AG Exemption: Yes

Lakes:

Tanks/Ponds: 0

Wells: 0

Pasture Acres: 5.00

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Coleman ISD

Elementary: Coleman

Primary:

Middle:

Jr High: Coleman

High: Coleman

Sr High:

Features

Lot Description: Acreage

Lot Size/Acres: 5 to < 10 Acres

Present Use: Agricultural

Zoning Info: N/A

Development: Unzoned

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

Road Front Desc: County Road

Road Surface: Gravel

Soil: Sandy Loam

Surface Rights:

Waterfront:

Horses: Yes Dock Permitted:

Restrictions: None

Easements: Electric

Type of Fence:

Exterior Bldgs:

Miscellaneous:

Road Frontage:

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

Possession: Closing/Funding

Showing: Go Show-No Appt. Needed

Lake Pump:

Remarks

Property Description:

This 5+ acre parcel is Tract 8 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: 285

DOM: 285

LD: 08/23/2024 XD: 08/15/2025

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

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

Sold Information

Contract Date: 06/04/2025	Opt Exp Date:	Closed Date: 07/24/2025	Close Price: \$37,500
Slr Paid: \$0		Cls\$/Acre: \$7,485.03	Cls\$/Lot SF: \$0.17
Buyer Off: Trinity Ranch Land Abilene (TRLAB) 325-261-0319			Cls\$/SqFt:
Buyer Agt: Christina Prince (0834404) 325-386-9773		BA Email: christina@trinityranchland.com	
Buyer Team:			
Third Party AP: No			
Buyer Financing: Conventional			

Prepared By: Kaedy Stovall Trinity Ranch Land Abilene on 07/29/2025 12:31

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