

TBD CR 177, Ovalo, Texas 79541

MLS#: 21023225 **N** Active
Property Type: Land

TBD CR 177 Ovalo, TX 79541
SubType: Ranch

LP: \$1,340,000
OLP: \$1,340,000

Recent: 08/05/2025 : NEW



Subdivision: NA
County: Taylor
Country: United States
Parcel ID: [49256](#)
Parcel ID 2: 61838
Lot: 2,4 **Block:**
Legal: A0253 SUR 454 JAMES W STEWART, 202 AC out of 421ac
Unexempt Tx: \$900
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$6,633.66

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No

Land SqFt: 8,799,120 **Acres:** 202.000 **\$/Lot SqFt:** \$0.15
Appraisr: **Subdivided:** Yes
Lot Dimen: **Will Subdv:** Yes

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Crop Retire Prog: **# Lakes:** **Pasture Acres:** 200.00
Land Leased: **# Tanks/Ponds:** 3 **Cultivated Acres:**
AG Exemption: Yes **# Wells:** **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, Native - Shinnery, Pasture, Rock Outcropping, Rolling Slope, Rugged, Tank/ Pond
Lot Size/Acres: Over 100 Acres **Restrictions:** Deed, No Mobile Home
Present Use: Agricultural, Grazing, Horses, Hunting/Fishing, Investment, Pasture, Recreational **Easements:** Utilities
Proposed Use **Documents:** Aerial Photo
Zoning Info: Not zoned **Type of Fence:** Barbed Wire
Development: Unzoned **Exterior Bldgs:**
Street/Utilities: Electricity Available, Rural Water District, See Remarks
Road Front Desc: County Road **Miscellaneous:**
Road Surface: Dirt, Gravel **Road Frontage:**
Crops/Grasses: Native **Special Notes:** Aerial Photo
Soil: Clay, Rocky/Shale, Sandy Loam **Prop Finance:** 1031 Exchange, Cash, Conventional, Federal Land Bank
Surface Rights: **Possession:** Closing/Funding
Waterfront: **Showing:** Appointment Only, Combination Lock Box
Horses: Yes **Dock Permitted:** **Lake Pump:**

Remarks

Property Description: Don't miss this rare opportunity to own 202± acres in the highly desirable Jim Ned School District, just 8 miles south of Tuscola, TX. This stunning & versatile ranch offers the perfect balance of natural beauty, usability, and investment potential, ideal for ranching, recreation, or building your dream homestead. Set in classic West Texas ranch country, the land features rolling to flat terrain, over 50 feet of elevation change, and panoramic views that capture breathtaking sunrises & sunsets. Scattered Oaks and Cedars mix with Mesquite-dotted pastures, while Elm Creek winds through the property alongside 2 stock tanks, enhancing the hunting & water access. Whether you're a hunter, rancher, or land investor, this property offers something for everyone—excellent cover for wildlife, native grasses for grazing, build-ready hilltop sites, & good perimeter fencing for immediate livestock use. Property Highlights: 202± ac in Jim Ned CISD – one of the area's most sought-after school districts. Electricity on the property. Seller will bring water line to SW corner with acceptable contract. Rolling to flat terrain with 50+ ft of elevation change & scenic build sites. Excellent hunting: Whitetail deer, turkey, dove, ducks Two stock tanks + Elm Creek frontage for wildlife & livestock Native grasses support productive grazing with plenty of coverage for wildlife. Build to suit – ideal for ranch home, barndominium, or weekend cabin. Less than 30 minutes to Abilene, just 2.5 hrs to DFW, Ag exemption in place & additional acreage available This is more than just land—it's a chance to own a piece of authentic Texas in a location that combines seclusion with accessibility. Whether you're running cattle, setting up a family legacy, or looking for a

prime hunting getaway, this property delivers in every way. Act fast—acreage in Jim Ned ISD with this level of diversity, infrastructure, and potential is hard to come by.

Public Driving Directions:

From Tuscola, head South on 83 for 4.1 miles, turn left on CR 175 for 3.3 miles, turn right onto CR 177 go 1.1 mile, property on north side of road.

Private Rmks:

Will need to be surveyed out of larger tract of land. See legal. Aerial in documents.

Seller Concessions YN:

Agent/Office Information

CDOM: 2**DOM:** 2**LD:** 08/04/2025 **XD:** 02/04/2026**List Type:** Exclusive Right To Sell**List Off:** [Trinity Ranch Land Cross Plains \(TRLCP1\)](#) 254-725-4181**LO Fax:** 855-398-4520**Brk Lic:** 0432195**LO Addr:** 225 SW 5th Cross Plains, Texas 76443**LO Email:****List Agt:** [Karen Lenz](#) (0432195) 325-668-3604**LA Cell:** 325-668-3604**LA Fax:** 254-725-4184**LA Email:** karen@trinityranchland.com**LA Othr:****LA/LA2 Texting:****List Agt 2:** [James Pettit](#) (0803975) 254-485-0576**LA2 Email:** jason@trinityranchland.com**LA Website:****LO Sprvs:** Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent**Appt:** 254-485-0576**Owner Name:** As of Record**Keybox #:** 0000**Keybox Type:** Combo**Seller Type:** Standard/Individual**Show Instr:** Call or text Jason 254-485-0576 or Karen 325-668-3604 for combo. Aerial in Transaction Desk.**Showing:** Appointment Only, Combination Lock Box**Consent for Visitors to Record:** Audio, Video

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 08/06/2025 11:20

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