

TBD FM 1086., Winters, Texas 79567

MLS#: 21061997 **N** Active
Property Type: Land

TBD FM 1086. Winters, TX 79567-9010
SubType: Ranch

LP: \$117,990
OLP: \$117,990

Recent: 09/16/2025 : NEW



HOA: None
HOA Website:
HOA Management Email:

HOA Co:

Subdivision: George Thomason Surv #503
County: Taylor
Country: United States
Parcel ID: [71053](#)
Lot: **Block:**
Legal: A0453 SUR 503 GEO THOMASON, 27.8 AC out of 71.44
Unexempt Tx: \$18
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$10,441.59

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 492,228 **Acres:** 11.300 **\$/Lot SqFt:** \$0.24
Appraiser: **Subdivided:** No
Lot Dimen: **Will Subdv:** No
Land Leased: No

General Information

Crop Retire Prog: No **# Lakes:** 1 **Pasture Acres:** 11.30
Land Leased: No **# Tanks/Ponds:** 2 **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, Many Trees, Native - Mesquite, Native - Shinnery, Pasture, Rugged, Tank/ Pond
Lot Size/Acres: 10 to < 50 Acres **Restrictions:** No Known Restriction(s)
Present Use: Agricultural, Development, Hunting/Fishing, **Easements:** Utilities
Investment, Pasture, Recreational
Proposed Use: Agricultural, Barndominium, Horses, **Documents:** Aerial Photo
Hunting/Fishing, Investment, Manufactured Home, Pasture
Zoning Info: not zoned **Type of Fence:** Barbed Wire, Partial
Development: Unzoned **Exterior Bldgs:**
Street/Utilities: All Weather Road, Asphalt, Electricity Available, Outside City Limits, Phone Available, Rural Water District
Topography: Varied **HOA Includes:**
Road Front Desc: FM Road **Miscellaneous:**
Crops/Grasses: Native **Special Notes:** Aerial Photo
Soil: **Prop Finance:** Cash, Conventional, Texas Vet
Surface Rights: **Possession:** Closing/Funding
Waterfront: **Showing:** Appointment Only
Vegetation: Brush, Wooded **Plat Wtrfn Bnd:**
Horses: Yes **Dock Permitted:** **Lake Pump:**

Remarks

Property Description: Your Private Country Retreat – 11.3± Acres in Jim Ned ISD Discover the serenity of West Texas living on this stunning 11.3± acre tract of unspoiled land—ideal for anyone seeking privacy, natural beauty, and a deeper connection with the outdoors. Located just 11 minutes south of Tuscola, TX, and situated within the highly sought-after Jim Ned CISD, this property blends peaceful seclusion with convenient access. Tucked away in a quiet rural setting, this property offers a diverse landscape that includes gently rolling elevation changes, a mix of wooded areas and open clearings—perfect for building your dream home, placing a modular or mobile home, or simply enjoying as a weekend retreat. With no restrictions, your options are wide open. Property Highlights: Wildlife Exempt – Enjoy frequent sightings of native wildlife, including deer, bobcats, coyotes, rabbits, turkeys, ducks, and dove Paved Road Frontage – Easy access from a well-maintained FM road Utilities – Electricity available and a Runnels County Water meter approved and ready (water feasibility study complete) Diverse Terrain – Rolling elevation changes and scenic views throughout Pond on Tract 3 – A great spot for wildlife or potential future use Additional Land – Includes a 0.62-acre parcel across the highway (Tract 5) No Restrictions – Mobile, modular, or site-built homes welcome Whether you're looking to build your forever home, invest in land, or escape for weekends in nature, this property offers an incredible opportunity in a prime location.

Public Driving From Tuscola, head south on US 83 for 10 miles, turn right on FM 1086 and go 2.6 miles, property on North side of
Directions: road.

Seller Concessions YN:

Agent/Office Information

CDOM: 0

DOM: 0

LD: 09/16/2025 **XD:** 02/16/2026

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: Yes/Yes

List Agt 2: [Austin Dunaway](#) (0822315) 325-269-9004

LA2 Email: austin@trinityranchland.com

LA Website:

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

Showing Information

Call: Agent, Office

Appt: 325-261-0319

Owner Name: Mitchell

Keybox #: 000

Keybox Type: None

Seller Type: Standard/Individual

Show Instr: Call or text Austin 325-280-8712 or Karen 325-668-3604 or call office 325-261-0319

Show Srvc: None

Showing: Appointment Only

Consent for Visitors to Record: Audio, Video

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 09/16/2025 16:07

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