

30 Acres FM 1226, Hawley, Texas 79525

MLS#: 21004086 **Closed**
Property Type: Land

30 Acres FM 1226 Hawley, TX 79525
SubType: Unimproved Land

LP: \$299,900
OLP: \$299,900

Recent: **08/21/2025 : Closed : P->C**



Subdivision: none
County: Jones
Country: United States
Parcel ID: [539720](#)
Lot: Block:
Spcl Tax Auth:

Lst \$/Acre: \$9,996.67

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No
PID:No

Land SqFt: 1,306,800 Acres: 30.000 \$/Lot SqFt: \$0.23
Lot Dimen: Will Subdv: No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Hawley ISD
Elementary: Hawley

Middle: Hawley

High: Hawley

Features

Lot Description: Acreage
Lot Size/Acres: 10 to < 50 Acres
Present Use: Agricultural
Zoning Info: N/A
Development: Unzoned
Street/Utilities: Co-op Water
Surface Rights:

Restrictions: No Known Restriction(s)
Easements: Utilities
Type of Fence:
Exterior Bldgs:

Possession: Closing/Funding

Remarks

Property Description: This 30 acre tract with FM 1226 road frontage sits just 1 mile east of Hawley, Tx. Prime for a 1 acre subdivision with 30 water meters available for this tract. A feasibility study has already been completed. Both Taylor Electric and AEP Electric available at the FM road as well as Taylor Telecom fiber internet. **Buyers & Buyer's Representative to Verify Utilities, Measurements, Schools, Taxes, & All Other Information**

Public Driving Directions: From the intersection of US Hwy 277 and FM 1226, travel West on FM 1226 approx. 1 mile to property on the right.

Seller Concessions YN:

Agent/Office Information

CDOM: 0

DOM: 0

LD: 07/17/2025 XD: 01/15/2026

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:
Keybox #: 0000
Show Instr: Go show.
Showing:

Appt:
Keybox Type: None

Owner Name: LSM Land LLC
Seller Type: Standard/Individual

Sold Information

Contract Date: 07/17/2025 Opt Exp Date: 07/31/2025 Closed Date: 08/20/2025 Close Price: \$255,000

Slr Paid: \$0

Cls\$/Acre: \$8,500.00

Cls\$/Lot SF: \$0.20

Buyer Off: [Berkshire HathawayHS PenFed TX](#) (PRUD22) 214-257-1111

Cls\$/SqFt:

Buyer Agt: [Ada Zhang](#) (0781147) 949-637-7735

BA Email: adatexasland@gmail.com

Buyer Team:

Third Party AP: No

Buyer Financing: Cash

Prepared By: Kaedy Stovall Trinity Ranch Land Abilene on 08/21/2025 10:44

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