

1343 County Rd188, Cross Plains, Texas 76443

MLS#: 20840032 \$ Active
Property Type: Land

1343 County Rd188 Cross Plains, TX 76443
SubType: Ranch

LP: \$850,000
OLP: \$999,755

Recent: 07/17/2025 : DOWN : \$925,000->\$850,000



Subdivision: John Sanders SUR 162
County: Coleman
Country: United States
Parcel ID: 52985
Lot: Block:
Spcl Tax Auth:

Lst \$/Acre: \$5,016.23

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No
PID:No

Land SqFt: 7,381,242 Acres: 169.450 \$/Lot SqFt: \$0.12
Lot Dimen: Will Subdv: Yes

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Land Leased:
AG Exemption: Yes

Tanks/Ponds: 2
Wells:

Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Cross Plains ISD
Elementary: Cross Plains

Middle: Cross Plains

High: Cross Plains

Features

Lot Description: Acreage, Cleared, Hilly, Many Trees, Native - Mesquite, Native - Oak, Pasture, Rolling Slope, Tank/ Pond
Lot Size/Acres: Over 100 Acres
Present Use: Agricultural, Cattle, Crops, Grazing, Horses, Hunting/Fishing, Livestock, Manufactured Home, Mobile Home, Multi-Family, Ranch, Residential, Single Family, Vacant
Proposed Use: Agricultural, Barndominium, Cattle, Equine, Grazing, Horses, Livestock, Residential
Zoning Info: unzoned
Development: Other
Street/Utilities: All Weather Road, Electricity Available, Gravel/Rock, Outside City Limits, Rural Water District, No City Services, No Sewer
Soil: Sandy Loam
Surface Rights:
Waterfront:

Restrictions: No Known Restriction(s)
Easements: None
Documents: Survey
Type of Fence: Barbed Wire
Exterior Bldgs:
Prop Finance: 1031 Exchange, Cash, Conventional, Federal Land Bank, Texas Vet
Possession: Closing/Funding
Showing: Courtesy Call (Appt Svc Only), Go Show-No Appt. Needed

Remarks

Property Description: Don't let these 169.45 + or -acres pass you by. This raw land is ready for so many uses. Hunting white tail deer, quail, dove, and pigs. There are fences in place but would need a few repairs and be ready to run cattle or horses. There are 2 ponds and seasonal creeks to supply water for stock. There is water and electricity at the road on the north end of property off CR 182. With large trees on property there are many secluded building locations for your new home away from it all. Many pastures are cleared and ready for hay or other crops. Seller is also willing to split property up into two smaller lots. MLS 20840002 is 100 acres and MLS 20839980 is 70 acres pulled out of the 169.45 acres if a smaller property would better fill your needs.

Public Driving Directions: Head south out of Cross Plains on HWY 206 stay on 206 at the Y for about 5 miles to CR 182 turn left to Cr188 turn right and property begins on your left signs will be up on CR188 **Buyer to Verify all Schools & Utilities**

Seller Concessions YN:

Agent/Office Information

CDOM: 251 DOM: 162
List Type: Exclusive Right To Sell

LD: 02/09/2025 XD:

List Off: Trinity Ranch Land Cross Plains (TRLCP1) 254-725-4181
LO Addr: 225 SW 5th Cross Plains, Texas 76443
List Agt: Stephen Reid (0799318) 432-301-5517
LA Email: stephen@trinityranchland.com

LO Fax: 855-398-4520 Brk Lic: 0432195
LO Email:
LA Cell: 432-301-5517 LA Fax:
LA Othr: LA/LA2 Texting:
LA2 Cell: 325-668-3604

List Agt 2: [Karen Lenz](#) (0432195) 325-668-3604**LA2 Email:** karen@trinityranchland.com**LA Website:****LO Sprvs:** Karen Lenz (0432195) 254-725-4181

Showing Information

Call:	Agent	Appt:	4323015517	Owner Name:	bomar
Keybox #:	0000	Keybox Type:	None	Seller Type:	Standard/Individual
Show Instr:	Call Listing agent and go show. Buyers Agent must be present on all showings.				
Showing:	Courtesy Call (Appt Svc Only), Go Show-No Appt. Needed				
Consent for Visitors to Record:	Video				

Prepared By: Lori Jobe Trinity Ranch Land Cisco on 07/21/2025 10:07

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