

11+/- Ac (Tr 5-6) Taylor County

The 10+ acre tracts at Indian Oaks is like something you have never seen. There are a mix of Live Oak, Red Oak, and Post Oak throughout all these brand-new tracts. There has been a brand new 25 ft wide road built to county specs that allows access to each of these tracts and Taylor Electric will be running power to each tract within the next few weeks. There has been a test well drilled on the first tract to prove ground water as a viable source and it came in at a strong 7 gpm at 80 ft according to the well driller. You won't find many tracts of land with the number of oaks in this area and best of all IT IS IN JIM NED ISD! Approx. 12 min drive to downtown Tuscola, you can't get any prettier views than this. All the tracts have Oaks and some of the tracts have very gently rolling terrain giving you panoramic views of the distant wheat fields and West Texas mountains. Owner financing is available with only 10 percent down! Call today for your showing.



\$137,500

Matthew Stovall, Realtor
432-638-5716
matthew@trinityranchland.com

www.trinityranchland.com

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



SELLING TEXAS RANCHES AND HOMES

601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

11+/- Ac (Tr 5-6) Taylor County

- County – Taylor
- Schools – Jim Ned Cons. I.S.D.
- Surface Water – None
- Soil Type – Sandy Loam
- Terrain – Rolling
- Minerals Convey – No
- Ag Exempt – Yes
- Taxes – \$77
- Price – \$137,500
- MLS – Multiple (**Next Page)



225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

11+/- Ac (Tr 5-6) Taylor County

MLS #'s	Price
Tract 5 - 20534109	\$137,500
Tract 6 - 20534350	\$137,500

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.