

1343 County Rd188, Cross Plains, Texas 76443

MLS#: 20840032 \$ Active
Property Type: Land

1343 County Rd188 Cross Plains, TX 76443
SubType: Ranch

LP: \$799,000
OLP: \$999,755

Recent: 08/28/2025 : DOWN : \$850,000->\$799,000



Subdivision: John Sanders SUR 162
County: Coleman
Country: United States
Parcel ID: [52985](#)
Lot: Block:
Spcl Tax Auth:

Lst \$/Acre: \$4,715.26

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No
PID:No

Land SqFt: 7,381,242 Acres: 169.450 \$/Lot SqFt: \$0.11
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

Restrictions: No Known Restriction(s)
Easements: None

Proposed Use: Agricultural, Barndominium, Cattle, Equine, Grazing, Horses, Livestock, Residential

Documents: Survey

Zoning Info: unzoned

Type of Fence: Barbed Wire

Development: Other

Exterior Bldgs:

Street/Utilities: All Weather Road, Gravel/Rock, Outside City Limits, No City Services, No Sewer, No Water

Soil: Sandy Loam

Prop Finance: 1031 Exchange, Cash, Conventional, Federal Land Bank, Texas Vet

Surface Rights:

Possession:

Waterfront:

Showing:

Closing/Funding
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: 294

DOM: 205

LD: 02/09/2025 XD: 02/27/2026

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Cross Plains \(TRLC P1\)](#) 254-725-4181

LO Fax: 855-398-4520

Brk Lic: 0432195

LO Addr: 225 SW 5th Cross Plains, Texas 76443

LO Email:

Matrix

LA Cell: 432-301-5517 **LA Fax:**
LA Othr: **LA/LA2 Texting:**
LA2 Cell: 325-668-3604
LA2 Email: karen@trinityranchland.com
LO Sprvs: Karen Lenz (0432195) 254-725-4181

LA2 Cell: 325-668-3604
LA2 Email: karen@trinityranchland.com

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					

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