

MLS#: 21016196 N Active
Property Type: Land

1218 Fm 1086 Winters, TX 79567-9010
SubType: Ranch

LP: \$208,361
OLP: \$208,361

Recent: 07/29/2025 : NEW



Lst \$/Acre: \$7,495.00

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: \$28
Spcl Tax Auth: PID:No

Lake Name:
Plan Dvlpm:
MultiPrcl: No MUD Dst: No

Land SqFt: 1,210,968 Acres: 27.800 \$/Lot SqFt: \$0.17
Appraiser: Subdivided: Yes
Lot Dimen: Will Subdv: Subdivided
Land Leased: No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Crop Retire Prog: No
Land Leased: No
AG Exemption: Yes

Lakes: 1
Tanks/Ponds:
Wells:

Pasture Acres: 27.00
Cultivated Acres:
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
Present Use: Agricultural, Development, Hunting/Fishing, Investment, Mobile Home, Pasture, Recreational

Restrictions: No Known Restriction(s)
Easements: Utilities

Proposed Use
Zoning Info: not zoned
Development: Unzoned
Street/Utilities: All Weather Road, Asphalt, Co-op Electric, Electricity Connected, Outside City Limits, Phone Available, Septic
Topography: Varied
Crops/Grasses:
Soil:
Surface Rights:
Waterfront:
Vegetation: Brush, Wooded
Horses: Yes Dock Permitted:

Documents: Aerial Photo
Type of Fence: Barbed Wire
Exterior Bldgs:
HOA Includes:
Special Notes: Aerial Photo
Prop Finance: Cash, Conventional, Texas Vet
Possession: Closing/Funding
Showing: Appointment Only
Plat Wtrfn Bnd:
Lake Pump:

Remarks

Property Description: Escape to your own private 27.8 acre retreat just 10 minutes south of Tuscola TX. Located in the highly sought Jim Ned School district. Perfect for outdoor enthusiasts with a 5 acre lake (when full), a fishing pier, stocked with bass, catfish & perch. Nice little hunting tract or a peaceful get away - with a 1 bedroom hunting cabin. Located in a tranquil, rural area, this property offers a combination of wooded land, open spaces (for gun range) or even to build your country dream home.

Public Driving Directions: 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 road.

Private Rmks: MH is personal property. Seller trying to get converted to real property but clouded title on MH. No value given.

Seller Concessions YN:

Agent/Office Information

CDOM: 1 DOM: 1 LD: 07/28/2025 XD: 07/28/2026

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 Email: karen@trinityranchland.com
List Agt 2: [Austin Dunaway](#) (0822315) 325-269-9004
LA Website:

LA Cell: 325-668-3604 **LA Fax:** 254-725-4184
LA Othr: **LA/LA2 Texting:** Yes/Yes
LA2 Email: austin@trinityranchland.com
LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent, Office **Appt:** 325-668-3604
Keybox #: 000 **Keybox Type:** None
Show Instr: Call or text Austin 325-280-8712 or Karen 325-668-3604
Show Srvc: None
Showing: Appointment Only
Consent for Visitors to Record: Audio, Video

Owner Name: Mitchell
Seller Type: Standard/Individual

Prepared By: Karen Lenz Trinity Ranch Land Cross Plains on 07/29/2025 16:06

Information Deemed Reliable, but not Guaranteed. Copyright: 2025 NTREIS.