

10+/- Acres (Tr1&7) Taylor County

These 10+/- acre properties are located in the highly sought after Jim Ned School District approx. 4.5 miles south of Tuscola just outside of Ovalo. Tracts 1 has one tank, rural water access from North Runnels water, and electricity off the county road. Approximately 9 acres of the land is an old wheat field, while the remaining 7 acres consist of native brush. With paved road frontage, this property is ideal for those looking for a rural retreat or homestead. The raw water line from Lake Ivy runs through the property and water is available for purchase for livestock or other personal use. Buyer or buyer's agent to verify use of raw water line. No restrictions.



REDUCED!!
\$88,000

****Buyer's agent to verify all utilities and Schools.**

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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.

10+/- Acres (Tr1&7) Taylor County

- County – Taylor
- Schools – Jim Ned Cons. I.S.D.
- Pasture – Native Grasses/Farmland
- Surface Water – 1 Tank (Tr1)
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail Deer, Hogs, Dove & Ducks
- Minerals Convey – No
- Ag Exempt – Yes
- Taxes – \$144
- Price Per Acre – \$8,800
- Price – \$88,000
- MLS – Multiple (**Next Page)



Tract 1



Tract 7

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MLS #'s	Price
Tract 1 – 20645534	\$88,000
Tract 2 – 20646837	\$88,000

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