

6525 E 180, Anson, Texas 75901

MLS#: 21073007 **N** Active
Property Type: Land

6525 E 180 Anson, TX 75901
SubType: Unimproved Land

LP: \$420,000
OLP: \$420,000

Recent: 10/01/2025 : NEW



Lst \$/Acre: \$7,000.00

Subdivision: Orphan Asylum Lands Sec 35

County: Jones

Lake Name:

Country: United States

Parcel ID: [R55260](#)

Plan Dvlpm:

Lot: **Block:**

MultiPrcl: No **MUD Dst:** No

Legal: A1458 35 O ASY, TRACT PT TR 2, ACRES 60, (EAS

Unexmpt Tx: \$21

Spcl Tax Auth: No

PID:No

Land SqFt: 2,613,600

Acres: 60.000

\$/Lot SqFt: \$0.16

Lot Dimen:

Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Land Leased:

Tanks/Ponds: 1

Cultivated Acres:

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Anson ISD

Elementary: Anson

Middle: Anson

High: Anson

Features

Lot Description: Acreage, Corner Lot, Native - Mesquite

Lot Size/Acres: 50 to =< 100 Acres

Restrictions: Pipeline

Present Use: Agricultural, Cattle, Hunting/Fishing, Manufactured Home, Mobile Home, Single Family

Easements: Pipeline

Proposed Use: Cattle, Grazing, Horses, Hunting/Fishing, Manufactured Home, Multi-Family, Residential, Single Family

Documents: Aerial Photo, Survey

Zoning Info: None

Type of Fence:

Development: Unzoned

Exterior Bldgs:

Street/Utilities: Asphalt, Co-op Electric, Electricity Available, Outside City Limits, Rural Water District, See Remarks

Road Front Desc: County Road, Highway

Miscellaneous:

Road Surface: Asphalt, Dirt

Road Frontage:

Soil:

Prop Finance: Cash, Conventional

Surface Rights:

Possession: Closing/Funding

Waterfront:

Showing: Appointment Only, See Remarks

Remarks

Property Description: Give this property a look for your dream sight for building your new home or setting up your dear camp. The seller is offering the entire sixty acres for sell or will split into two thirty acre lots. Each thirty-acre lot will be \$240,000. seller has two meters on hold and will run water line and install meters at asking price. Electric is also readily available. Property is completely fenced with barb wire and in good to excellent condition. There is already a fence separating the sixty in half with a gate at each end. The land has many hills which would make great home sites overlooking the property. There is a pond on the eastern most acreage with a hill overlooking it. There are many game animals roaming this area. Deer and abundant dove and duck along with turkey and pigs will keep you going. There is plenty of cover with many mesquites on the property.

Public Driving Directions: From Anson Tx take HWY 180 EAST towards Albany 4.4 miles to CR 373 turn right and go to double gate on the right Trinity Ranchland sign is on the gate All buyers must be accompanied by an Agent.

Private Rmks: A new survey will be required for the whole sixty acres or for each thirty-acre lot because it is being split out of original seventy-seven acres

Seller Concessions YN:

Agent/Office Information

CDOM: 0

DOM: 0

LD: 10/01/2025 **XD:** 03/31/2026

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: [Stephen Reid](#) (0799318) 432-301-5517 **LA Cell:** 432-301-5517 **LA Fax:**
LA Email: stephen@trinityranchland.com **LA Othr:** **LA/LA2 Texting:**
LA Website: **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

Showing Information

Call:	Agent	Appt:	432-301-5517	Owner Name:	Arrington
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Standard/Individual
Show Instr:	Courtesy call to Agent for gate combo				
Showing:	Appointment Only, See Remarks				

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 10/01/2025 11:06

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