

**MLS#:** 21028885 **N** **Active**  
**Property Type:** Residential

**4034 CR 351 Anson, TX 79501**

**LP:** \$345,000  
**OLP:** \$345,000

Recent: 08/11/2025 : NEW



**SqFt:** 1,577/Public Records  
**Appraisal:**  
**Yr Built:** 1939/Public Records  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** None  
**HOA Mgmt Email:**

**Also For Lease:** N      **Lst \$/SqFt:** \$218.77  
**Subdivision:** None  
**County:** Jones  
**Country:** United States  
**Parcel ID:** [11821](#)      **Lake Name:**  
**Lot:** Block:  
**Legal:**  
**Unexempt Tx:**      **Lse MLS#:**  
      **Plan Dvlpm:**  
      **MultiPrcl:** No      **MUD Dst:** No  
      **PID:** No

**Beds:** 3    **Tot Bth:** 1    **Liv Area:** 1  
**Fireplc:** 0    **Full Bath:** 1    **Din Area:** 1    **Pool:** No  
                  **Half Bath:** 0    **Adult Community:** Yes  
**Smart Home App/Pwd:** No

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**Hdcp Am:** No **Garage:** Yes/2  
**Horses?:** Yes **Attch Gar:** No  
**Prop Attached:** Yes **# Carport:** 2  
**Acres:** 20.000 **Cov Prk:** 0  
**Gar Size:**

**HOA Co:  
HOA Website:  
School Information**

**School Dist:** Anson ISD  
**Elementary:** Anson

**Middle:** Anson

**High:** Anson

<u>Room</u>	<u>Dimen / Lvl</u>	<u>Features</u>
Bedroom-	1 x 1 / 1	
Primary		

Room	Dimen / Lvl	Features
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## General Information

**Housing Type:** Farm/Ranch House  
**Lot Size/Acres:** 10 to < 50 Acres  
**Soil:**  
**Heating:**  
**Roof:** Composition  
**Construction:** Rock/Stone, Siding  
**Foundation:** Pillar/Post/Pier  
**Basement:** No  
**Possession:** Closing/Funding

**Fireplace Type:** Electric  
**Levels:** 1  
**Type of Fence:** Back Yard, Barbed Wire, Cross Fenced, Pipe  
**Cooling:** Ceiling Fan(s), Window Unit(s)  
**Accessible Ft:**  
**Patio/Porch:** Deck  
**Special Notes:** Aerial Photo  
**Listing Terms:** 1031 Exchange, Cash, Conventional, Federal Land Bank

## Features

<b>Appliances:</b>	Electric Range, Electric Water Heater
<b>Laundry Feat:</b>	In Utility Room, Dryer Hookup, Washer Hookup
<b>Interior Feat:</b>	Cable TV Available, Pantry, Tile Counters
<b>Park/Garage:</b>	Additional Parking, Carport
<b>Street/Utilities:</b>	Co-op Electric, Co-op Water, Electricity Connected, Gravel/Rock, Outside City Limits, Septic
<b>Lot Description:</b>	Acreage, Agricultural, Corner Lot, Few Trees, Native - Mesquite, Pasture
<b>Proposed Use:</b>	Agricultural, Equine, Grazing, Horses, Livestock, Pasture, Residential, Single Family
<b>Present Use:</b>	Agricultural, Horses, Livestock, Pasture, Ranch, Residential
<b>Restrictions:</b>	No Known Restriction(s)
<b>Easements:</b>	Utilities
<b>Dock Permitted:</b>	<b>Lake Pump:</b> No
<b>Other Equipment:</b>	

**Lake Pump:** No

## Farm & Ranch Information

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**# Residences:** 1      **Pasture Acres:** 20.00      **Crop Retire Prog.**

#### **Horse Amenities: Tack Room**

## Remarks

**Property Description:** Escape to your own piece of Texas tranquility in Jones County! This inviting 1,577 sqft, 3 bedroom, 1 bath farmhouse rests on 20 acres, blending classic charm with fresh updates for a warm, cozy feel. Perfect for country living, the fully fenced property is ready for livestock, with cross fencing ideal for horses and a handy feed & tack room for storage.

Savor peaceful moments on the spacious detached patio, perfect for stargazing, watching wildlife, or catching West Texas sunsets with loved ones. A two-car carport and separate two-car garage offer plenty of room for vehicles and hobbies. Move-in ready and tailored for outdoor enthusiasts, this property is a rare gem that combines comfort and functionality. Ready to call this country retreat home?

**Public Driving Directions:** From Anson, turn East on HWY 180. In 8 miles, take a right (south) on CR 351. Go about 1.5 miles and home will be on the left. Sign will be present.

#### Financial Information

<b>Loan Type:</b> Treat As Clear	<b>Bal:</b>	<b>Payment:</b>	
<b>Pmt Type:</b>	<b>Lender:</b>	<b>Orig Date:</b>	<b>2nd Mortg:</b> No
<b>Seller Concessions:</b>			

#### Agent/Office Information

<b>CDOM:</b> 0	<b>DOM:</b> 0	<b>LD:</b> 08/11/2025	<b>XD:</b> 02/10/2026
<b>List Type:</b> Exclusive Right To Sell			
<b>List Off:</b> <a href="#">Trinity Ranch Land Abilene (TRLAB) 325-261-0319</a>		<b>LO Fax:</b> 254-725-4184	<b>Brk Lic:</b> 0432195
<b>LO Addr:</b> 4101 US Hwy 83 Tuscola, Texas 79562		<b>LO Email:</b> <a href="mailto:karen@trinityranchland.com">karen@trinityranchland.com</a>	
<b>List Agt:</b> <a href="#">James Pettit (0803975) 254-485-0576</a>		<b>LA Cell:</b>	<b>LA Fax:</b>
<b>LA Email:</b> <a href="mailto:jason@trinityranchland.com">jason@trinityranchland.com</a>		<b>LA Othr:</b>	<b>LA/LA2 Texting:</b> Yes/
<b>LA Website:</b>		<b>LO Sprvs:</b> Karen Lenz (0432195) 254-725-4181	

#### Showing Information

<b>Call:</b>	Agent	<b>Appt:</b> 254-485-0576	<b>Owner Name:</b> Per Records
<b>Keybox #:</b>	Contact LA	<b>Keybox Type:</b> Combo	<b>Seller Type:</b> Standard/Individual
<b>Show Instr:</b>	Text LA to request showing appointment and to obtain combo. Seller requests a 4 hour notice. Dogs will be in backyard...seller has stated all are friendly.		
<b>Show Srvc:</b>	None		
<b>Showing:</b>	Appointment Only, Email Listing Agent, Occupied, Pet(s) on Premises		

Prepared By: Kaedy Stovall Trinity Ranch Land Abilene on 08/11/2025 17:51

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