

# 109+/- Ac Taylor County

This nearly 110 acres in highly sought-after Jim Ned I.S.D., has it all. If you are looking for a good combination property to hunt and fish or possibly call home, this is it! There are deer, pigs, dove, good number of turkeys, and plenty of other wild game. There is electricity on site, as well as Runnels County water. There is also an old hand dug well on the property that appears to have water in the bottom. Most of the land is covered in heavy mesquite cover but the back roughly 50 acres is clearer and would be easily turned back into wheat or crop of your choice. This property would make a good cow or goat place with good soil throughout. Fenced and cross fenced with fair to good fencing. There is approx. 1100 ft of CR 186 frontage along the western boundary and approx. 550 ft of county road frontage on the southern boundary.



## \$436,000

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225 SW 5<sup>th</sup> Street  
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Texas 76443  
254-725-4181



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.

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- County – Taylor
- Schools – Jim Ned I.S.D.
- Water Wells – 1
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – Whitetail Deer, Hogs, Turkey, Ducks, & Dove
- Ag Exempt – Yes
- Price – \$436,000
- Price Per Acre – \$4,000
- MLS – 20061035



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