

6525 US 180, Anson, Texas 79501

MLS#: 21088895 N Active

Property Type: Land

6525 US 180 Anson, TX 79501

SubType: Unimproved Land

LP: \$410,000

OLP: \$410,000

Recent: 10/17/2025 : NEW



Lst \$/Acre: \$8,609.83

Subdivision: Orphan Asylum Lands Sec 35

County: Jones

Lake Name:

Country: United States

Parcel ID: [R55260](#)

Plan Dvlpm:

Parcel ID 2: R25432

Lot: Block:

MultiPrcl: No MUD Dst: No

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

Unexmpt Tx: \$24

Spcl Tax Auth:

PID:No

Land SqFt: 2,074,327

Acres: 47.620

\$/Lot SqFt: \$0.20

Lot Dimen:

Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Anson ISD

Elementary: Anson

Middle: Anson

High: Anson

Features

Lot Description: Acreage, Native - Mesquite

Lot Size/Acres: 10 to < 50 Acres

Present Use:

Zoning Info: none

Development: Utilities Installed

Street/Utilities: Asphalt, Co-op Water, Electricity Connected

Soil:

Surface Rights:

Waterfront:

Restrictions: None

Easements: Pipeline

Type of Fence:

Exterior Bldgs:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Showing: Appointment Only, See Remarks

Remarks

Property Description: This property is ready for a new owner to build their new home. With water and electric already in place all that is left is septic and your new home. The land is cross fenced, and seventeen acres is separated by fence for cattle or horses to run on the remaining thirty acres. And all perimeter fencing is good There are three ponds on land for all stock and wildlife which includes Whitetail Deer, Dove, Turkey and Pigs. Just thirty or less minutes to Abilene you have all the big city you need and still enjoy quite country life.

Public Driving Directions: From Anson go 4.4 miles on US 180 E and property is on the right

Seller Concessions YN:

Agent/Office Information

CDOM: 3

DOM: 3

LD: 10/17/2025 XD: 04/17/2026

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:

Appt:

Owner Name: Arrington

Keybox #: 0000

Keybox Type: Combo

Seller Type: Standard/Individual

Show Instr:

Show Allowed: Yes

Show Srvc: None

Showing: Appointment Only, See Remarks

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 10/20/2025 11:29

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