

6525 US Highway 180 E, Anson, Texas 79501

MLS#: 21088878 **N** Active
 Property Type: Land

6525 US Highway 180 E Anson, TX 79501
 SubType: Unimproved Land

LP: \$550,000
 OLP: \$550,000

Recent: **10/17/2025 : NEW**



Lst \$/Acre: \$7,085.80
Subdivision: Orphan Asylum Lands Sec 35
County: Jones
Country: United States
Parcel ID: [R25432](#)
Parcel ID 2: R55260
Plan Dvlpm:
Lot: **Block:** **MultiPrcl:** Yes **MUD Dst:** No
Legal: A1458 35 O ASY, TRACT 2, ACRES 17.625 (WEST 2)
Unexmpt Tx: \$26
Spcl Tax Auth: **PID:**No

Land SqFt: 3,381,127 **Acres:** 77.620 **\$/Lot SqFt:** \$0.16
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, Corner Lot, Native - Mesquite
Lot Size/Acres: 50 to =< 100 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: All that's needed is you. Water and electric are on property and property is completely fenced and ready to go and there are three tanks on property for livestock and wildlife. So, if you're wanting a deer camp or a new home in the country away from the noise but still close enough for the big city needs this is where you need to be. Just thirty minutes or less from Abilene and just five miles from Anson you'll have all you need.

Public Driving Directions: From Anson on US 180 E go 4.4 miles 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 Addr: 225 SW 5th Cross Plains, Texas 76443
 List Agt: [Stephen Reid](#) (0799318) 432-301-5517
 LA Email: stephen@trinityranchland.com
 LA Website:

LO Fax: 855-398-4520 Brk Lic: 0432195
 LO Email:
 LA Cell: 432-301-5517 LA Fax:
 LA Othr: LA/LA2 Texting:
 LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

Call:
 Keybox #: 0000
 Show Instr:
 Show Allowed: Yes
 Show Srvc: None
 Showing: Appointment Only, See Remarks

Appt:
 Keybox Type: Combo

Owner Name: Arrington
 Seller Type: Standard/Individual

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 10/20/2025 11:27

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