

TBD CR 416, Merkel, Texas 79536

MLS#: 20861944 Active
Property Type: Land

TBD CR 416 Merkel, TX 79536
SubType: Ranch

LP: \$711,200
OLP: \$711,200



Subdivision: None
County: Jones
Country: United States
Parcel ID: [R12953 Jones County](#)
Parcel ID 2: 25582 Taylor County
Lot: Block:
Unexempt Tx: \$5,072
Spcl Tax Auth:

Lst \$/Acre: \$5,568.43

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No

PID:No

Land SqFt: 5,563,483 Acres: 127.720 \$/Lot SqFt: \$0.13
Lot Dimen: Will Subdv: No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Merkel ISD
Elementary: Merkel

Middle: Merkel

High: Merkel

Features

Lot Description: Acreage, Agricultural, Few Trees, Native - Mesquite

Lot Size/Acres: Over 100 Acres

Present Use: Agricultural, Cattle, Crops, Livestock, Ranch

Zoning Info: None

Development: Unzoned

Street/Utilities: All Weather Road, Co-op Water, Electricity Available

Soil:

Restrictions: No Restrictions
Easements: Pipeline, Utilities

Type of Fence:

Exterior Bldgs:

Prop Finance: 1031 Exchange, Cash, Conventional, Federal Land Bank

Surface Rights:

Possession: Closing/Funding

Remarks

Property Description: This 127+- acre property, situated in both Jones and Taylor County, offers a unique opportunity for development, residential living, or agricultural use. Conveniently located near Abilene and Merkel, the property has rural water and electricity availability further enhancing its appeal. The property has frontage on both CR 416 and CR 409 with one parcel within Taylor County and another in Jones County. Property could be easily split or developed for residential or commercial use. **Buyer to Verify all Schools & Utilities**

Public Driving Directions: From Abilene, head west on I-20. Take Exit 274 to Wells Lane and go north 2.2 miles on Wells Lane. Turn left on CR 410 and then Right on FM 1235. In 2.6 miles turn left on CR 416 and property will be on your left in .3 miles.

Seller Concessions YN:

Agent/Office Information

CDOM: 196

DOM: 196

LD: 03/04/2025 XD: 02/11/2026

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene \(TRLAB\) 325-261-0319](#)

LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562

List Agt: [James Pettit \(0803975\) 254-485-0576](#)

LA Email: jason@trinityranchland.com

LA Website:

LO Fax: 254-725-4184 Brk Lic: 0432195

LO Email: karen@trinityranchland.com

LA Cell:

LA Fax:

LA Othr:

LA/LA2 Texting:

LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent

Appt: 254-485-0576

Owner Name: Del Rosal

Keybox #: 0000

Keybox Type: Combo

Seller Type: Standard/Individual

Show Instr: Call or text agents for showing appointment.

Show Srvc: None

Showing:

