

TBD CR 176, Ovalo, Texas 79541

MLS#: 20762651 B Active

Property Type: Land

TBD CR 176 Ovalo, TX 79541

SubType: Ranch

LP: \$95,000

OLP: \$112,500

Recent: 12/01/2025 : Back On Market : X->A



Lst \$/Acre: \$11,875.00

Subdivision: JIM NED ABST-SOUTH TAYLOR,LAWN,OVALO AREA,RUNNELS

County: Taylor

Lake Name:

Country: United States

Parcel ID: [1063322](#)

Plan Dvlpm:

Lot: Block:

MultiPrcl: No MUD Dst: No

Legal: A0008 HEZEKIAH B AKLES SUR 529, ACRES 8+-

Unexmpt Tx: \$10

Spcl Tax Auth:

PID:No

Land SqFt: 348,480

Acres: 8.000

\$/Lot SqFt: \$0.27

Lot Dimen:

Will Subdv: Yes

Land Leased: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Land Leased: No

AG Exemption: Yes

Tanks/Ponds: 2

Wells:

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Jim Ned Cons ISD

Elementary: Lawn

Middle: Jim Ned

High: Jim Ned

Features

Lot Description: Acreage, Agricultural, Cleared, Many Trees, Rolling Slope, Tank/ Pond

Lot Size/Acres: 5 to < 10 Acres

Restrictions: No Known Restriction(s)

Present Use: Agricultural, Cattle, Grazing, Hunting/Fishing, Recreational

Easements: Access, Pipeline, Utilities

Proposed Use: Agricultural, Barndominium, Cattle, Development, Horses, Hunting/Fishing, Livestock, Recreational, Single Family

Documents: Aerial Photo, Topo Maps

Zoning Info: Unzoned

Type of Fence: Barbed Wire, Partial

Development: Unzoned

Exterior Bldgs:

Street/Utilities: All Weather Road, Co-op Water, Electricity Available, Outside City Limits, Sewer Not Available

Topography: Rolling Slope

HOA Includes:

Road Front Desc: County Road

Miscellaneous:

Road Surface: Asphalt

Road Frontage:

Crops/Grasses: Native

Special Notes: Aerial Photo

Soil: Clay

Prop Finance: Cash, Conventional, Owner Will Carry, Texas Vet

Surface Rights:

Possession: Closing/Funding

Waterfront:

Showing: Appointment Only

Vegetation:

Plat Wtrfrn Bnd:

Horses: Cleared, Partially Wooded

Lake Pump:

Dock Permitted:

Remarks

Property Description: Amazing views & abundant surface water located in Jim Ned ISD!! Nestled in the rolling foothills, between Double Gap Mountain & Steamboat Mountain, this property boasts a gentle rolling slope with a BIG stock tank on the front end of the property! Year around hunting & fishing make this property great for a getaway, or for building that much wanted homestead. With paved access from HWY 83, only 1.6 miles, this acreage is a must see! Per the Seller, North Runnels Water Supply Corp, Taylor Electric & Fiber Optic are available, pending feasibility studies. Sellers started building the fence on the North side but will need to be finished to keep the neighbor's cattle out. Per the neighbor, the access easement will be abandoned upon completion of North fence!! Located only 30 min from Abilene gives you the country living you desire while still being close to the necessities of daily life. Sellers say they have mineral rights & are negotiable! Pics were taken on 9-12-24 & 11-24-24. **Buyer's Agent to verify Utilities & Schools**

Public Driving Directions: From the Intersection of HWY 83 & FM 614 in Ovalo TX, head South on HWY 83 for 4.5 miles to CR 176. Turn right on CR 176 and head 1.6 miles to gate on the left (West) side. Look for Trinity Ranch Land sign.

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 283

DOM: 283

LD: 10/24/2024 XD: 05/24/2026

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene](#) (TRLAB) 325-216-9022

LO Fax: 254-725-4184

Brk Lic: 0432195

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 Email: karen@trinityranchland.com
LA Cell: **LA Fax:**
LA Othr: **LA/LA2 Texting:** Yes/
LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

Call:	Agent	Appt:	254-485-0576	Owner Name:	As of Record
Keybox #:	000000	Keybox Type:	None	Seller Type:	Standard/Individual
Show Instr:	Courtesy Call Listing Agent, Go Show!				
Show Allowed:	Yes				
Show Srvc:	None				
Showing:	Appointment Only				

Prepared By: Yvette Corona Pettit Trinity Ranch Land Abilene on 12/01/2025 10:56

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