

## TBD Fm 1086, Winters, Texas 79567

**MLS#:** 21016297 **\$ Active**  
**Property Type:** Land

[\*\*TBD Fm 1086 Winters, TX 79567-9010\*\*](#)  
**SubType:** Ranch

**LP:** \$79,988  
**OLP:** \$87,329

**Recent: 02/03/2026 : DOWN : \$86,441->\$79,988**



**HOA:** None  
**HOA Website:**  
**HOA Management Email:**

**HOA Co:**

**Crop Retire Prog:** No  
**Land Leased:** No  
**AG Exemption:** Yes

**# Lakes:**  
**# Tanks/Ponds:**  
**# Wells:**

**Pasture Acres:** 10.00  
**Cultivated Acres:**  
**Bottom Land Ac:**

**School Dist:** Jim Ned Cons ISD  
**Elementary:** Lawn

**Middle:** Jim Ned

**High:** Jim Ned

<b>General Information</b>			
<b>Crop Retire Prog:</b> No	<b># Lakes:</b>	<b>Pasture Acres:</b> 10.00	
<b>Land Leased:</b> No	<b># Tanks/Ponds:</b>	<b>Cultivated Acres:</b>	
<b>AG Exemption:</b> Yes	<b># Wells:</b>	<b>Bottom Land Ac:</b>	
<b>School Information</b>			
<b>School Dist:</b> Jim Ned Cons ISD			
<b>Elementary:</b> Lawn	<b>Middle:</b> Jim Ned	<b>High:</b> Jim Ned	
<b>Features</b>			
<b>Lot Description:</b> Acreage, Agricultural, Many Trees, Native - Mesquite, Native - Shinnery, Pasture, Rugged, Tank/ Pond			
<b>Lot Size/Acres:</b> 10 to < 50 Acres	<b>Restrictions:</b>	No Known Restriction(s)	
<b>Present Use:</b> Agricultural, Development, Hunting/Fishing, Investment, Pasture, Recreational	<b>Easements:</b>	Utilities	
<b>Proposed Use</b>		<b>Documents:</b>	Aerial Photo
Agricultural, Barndominium, Horses, Hunting/Fishing, Investment, Manufactured Home, Pasture			
<b>Zoning Info:</b> not zoned	<b>Type of Fence:</b>	Barbed Wire	
<b>Development:</b> Unzoned	<b>Exterior Bldgs:</b>		
<b>Street/Utilities:</b> All Weather Road, Asphalt, Electricity Available, Outside City Limits, Phone Available, Rural Water District			
<b>Topography:</b> Varied	<b>HOA Includes:</b>		
<b>Crops/Grasses:</b> Native	<b>Special Notes:</b>	Aerial Photo	
<b>Soil:</b>	<b>Prop Finance:</b>	Cash, Conventional, Texas Vet	
<b>Surface Rights:</b>	<b>Possession:</b>	Closing/Funding	
<b>Waterfront:</b>	<b>Showing:</b>	Appointment Only, Combination Lock Box	
<b>Vegetation:</b> Brush, Wooded	<b>Plat Wtrfn Bnd:</b>		
<b>Horses:</b> Yes	<b>Lake Pump:</b>		

**Remarks**

**Property Description:** Welcome to your own private sanctuary - 10+ acres of untouched natural beauty, perfect for those seeking peace, privacy and a connection with the outdoors. Tucked away from the bustle of city life, yet just 11 minutes south of Tuscola, TX and in the desirable Jim Ned school district. Seller has completed the water feasibility study with Runnels water and a meter is available. No restrictions, so modular or mobile homes are allowed. Located in a tranquil, rural area, this property offers a combination of wooded land, open spaces or even to build your country dream home. Paved road frontage and electricity available from the FM road.

**Public Driving Directions:** From Tuscola, head south on US 83 for 10 miles, turn right on FM 1086 and go 2.6 miles, property on North side of road.

**Seller Concessions YN:**

<b>Agent/Office Information</b>			
<b>CDOM:</b> 191	<b>DOM:</b> 191	<b>LD:</b> 07/28/2025	<b>XD:</b> 07/28/2026
<b>List Type:</b> Exclusive Right To Sell			
<b>List Off:</b> <a href="#">Trinity Ranch Land Cross Plains (TRLCP1) 254-725-4181</a>	<b>LO Fax:</b> 855-398-4520	<b>Brk Lic:</b> 0432195	

**LO Addr:** 225 SW 5th Cross Plains, Texas 76443  
**List Agt:** [Karen Lenz](#) (0432195) 325-668-3604  
**LA Email:** [karen@trinityranchland.com](mailto:karen@trinityranchland.com)  
**List Agt 2:** [Austin Dunaway](#) (0822315) 325-269-9004  
**LA Website:**

## Showing Information

**Call:** Agent, Office      **Appt:** 325-261-0319      **Owner Name:** Mitchell  
**Keybox #:** 000      **Keybox Type:** Combo      **Seller Type:** Standard/Individual  
**Show Instr:** Call or text Austin 325-269-9004 or Karen 325-668-3604 or call office 325-261-0319  
**Show Allowed:** Yes  
**Show Srvc:** None  
**Showing:** Appointment Only, Combination Lock Box  
**Consent for Visitors to Record:** Audio, Video

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 02/04/2026 09:12

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