

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**



Lst \$/Acre: \$7,841.96

Subdivision: George Thomason Surv #503

County: Taylor

Lake Name:

Country: United States

Parcel ID: [71053](#)

Plan Dvlpm:

Lot: **Block:**

MultiPrcl: No **MUD Dst:** No

Legal: A0453 SUR 503 GEO THOMASON, 10.8+- AC out of 71.44

Unexmpt Tx: \$28

Spcl Tax Auth:

PID:No

Land SqFt: 444,312

Acres: 10.200

\$/Lot SqFt: \$0.18

Appraiser:

Subdivided: No

Lot Dimen:

Will Subdv: No

Land Leased: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog: No

Land Leased: No

AG Exemption: Yes

Lakes:

Tanks/Ponds:

Wells:

Pasture Acres: 10.00

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, Many Trees, Native - Mesquite, Native - Shinnery, Pasture, Rugged, Tank/ Pond

Lot Size/Acres: 10 to < 50 Acres

Restrictions: No Known Restriction(s)

Present Use: Agricultural, Development, Hunting/Fishing, Investment, Pasture, Recreational

Easements: Utilities

Proposed Use: Agricultural, Barndominium, Horses, Hunting/Fishing, Investment, Manufactured Home, Pasture

Documents: Aerial Photo

Zoning Info: not zoned

Type of Fence: Barbed Wire

Development: Unzoned

Exterior Bldgs:

Street/Utilities: All Weather Road, Asphalt, Electricity Available, Outside City Limits, Phone Available, Rural Water District

Topography: Varied

HOA Includes:

Crops/Grasses: Native

Special Notes: Aerial Photo

Soil:

Prop Finance: Cash, Conventional, Texas Vet

Surface Rights:

Possession: Closing/Funding

Waterfront:

Showing: Appointment Only, Combination Lock Box

Vegetation: Brush, Wooded

Plat Wtrfn Bnd:

Horses: Yes

Dock Permitted:

Lake Pump:

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:

Agent/Office Information

CDOM: 191

DOM: 191

LD: 07/28/2025 **XD:** 07/28/2026

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
List Agt: [Karen Lenz](#) (0432195) 325-668-3604
LA Email: karen@trinityranchland.com
List Agt 2: [Austin Dunaway](#) (0822315) 325-269-9004
LA Website:

LO Email: karen@trinityranchland.com
LA Cell: 325-668-3604 **LA Fax:** 254-725-4184
LA Othr: **LA/LA2 Texting:** Yes/Yes
LA2 Email: austin@trinityranchland.com
LO Sprvs: Karen Lenz (0432195) 254-725-4181

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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