

TBD 10.8 FM 1086, Winters, Texas 79567

MLS#: 21062752 **\$ Active**
Property Type: Land

[**TBD 10.8 FM 1086 Winters, TX 79567-9010**](#)
SubType: Ranch

LP: \$124,988
OLP: \$117,990

Recent: 02/03/2026 : DOWN : \$128,952->\$124,988



HOA: None

HOA Co:

HOA Website:

HOA Management Email:

Crop Retire Prog: No

Land Leased: No

AG Exemption: Yes

Lakes:

Tanks/Ponds:

Wells:

Pasture Acres: 10.80

Cultivated Acres:

Bottom Land Ac:

School Dist: Jim Ned Cons ISD

Elementary: Lawn

Middle: Jim Ned

High: Jim Ned

Features

Lot Description: Acreage, Agricultural, Hilly, Many Trees, Native - Mesquite, Native - Shinnery, Pasture, Rugged, Varied

Lot Size/Acres: 10 to < 50 Acres

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

Proposed Use: Agricultural, Barndominium, Development, Grazing, Horses, Hunting/Fishing, Investment, Manufactured Home, Mobile Home, Pasture, Recreational, Residential, Sheep/Goats, Single Family, Subdevelopment

Zoning Info: not zoned

Development: Unzoned

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

Topography: Varied

Road Front Desc: FM Road

Crops/Grasses: Native

Soil:

Surface Rights:

Waterfront:

Vegetation: Brush, Wooded

Horses: Yes **Dock Permitted:**

Type of Fence: Barbed Wire, Partial

Exterior Bldgs:

HOA Includes: Closing/Funding

Miscellaneous: Appointment Only

Special Notes: Aerial Photo

Prop Finance: Cash, Conventional, Federal Land Bank, Texas Vet

Possession:

Showing:

Plat Wtrfn Bnd:

Lake Pump:

Remarks

Property Description: Private Country Escape – 11.94 surveyed acres in Jim Ned ISD! Discover the quiet charm of West Texas living on this scenic 11.94 acre tract, perfectly located just minutes south of Tuscola in the highly sought-after Jim Ned CISD. This beautiful property offers a peaceful rural setting with rolling terrain, mature trees—including Oaks, Elm, and Mesquite—and a seasonal creek that adds to the natural appeal. Whether you're dreaming of a full-time homestead, weekend retreat, or investment opportunity, this unrestricted land gives you the flexibility to build your vision—site-built, mobile, or modular homes are all welcome. Property Highlights: Wildlife Exemption – Frequent sightings of native wildlife: deer, bobcats, coyotes, turkey, dove, and more Scenic Topography – Gently rolling hills, wooded areas, and a potential hilltop homesite with stunning sunrise and sunset views Utilities in Place – Electricity available along the FM road; Runnels County water meter approved (feasibility study complete) Paved Road Frontage – Easy access via a well-maintained FM

road No Restrictions – Build your dream home, place a mobile or modular, or use for recreation. **Buyers & Buyer's Representative to Verify Utilities, Measurements, Schools, Taxes, & All Other Information**

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.

Private Rmks: Aerial in documents. Survey just completed 11-12-25 - updated price and acreage.

Seller Concessions YN:

Agent/Office Information					
CDOM: 141	DOM: 141			LD: 09/16/2025	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		LO Email: karen@trinityranchland.com		LA Cell: 325-668-3604	LA Fax: 254-725-4184
List Agt: Karen Lenz (0432195) 325-668-3604		LA Othr:		LA/LA2 Texting: Yes/Yes	
LA Email: karen@trinityranchland.com		LA2 Email: austin@trinityranchland.com		LO Sprvs: Karen Lenz (0432195) 254-725-4181	
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				
Consent for Visitors to Record:	Audio, Video				

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 02/04/2026 09:14

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