

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: \$128,952
OLP: \$117,990

Recent: 11/12/2025 : **UP** : \$117,990->\$128,952



HOA: None
HOA Website:
HOA Management Email:

HOA Co:

Lst \$/Acre: \$10,800.00
Subdivision: George Thomason Surv #503
County: Taylor
Country: United States
Parcel ID: [71053](#)
Lot: **Block:**
Legal: A0453 SUR 503 GEO THOMASON, 10.8 AC out of 71.44
Unexempt Tx: \$18
Spcl Tax Auth: **PID:**No

Land SqFt: 520,106 **Acres:** 11.940 **\$/Lot SqFt:** \$0.25
Appraiser: **Subdivided:** No
Lot Dimen: **Will Subdv:** No
Land Leased: No

General Information

Crop Retire Prog: No **# Lakes:** **Pasture Acres:** 10.80
Land Leased: No **# Tanks/Ponds:** **Cultivated Acres:**
AG Exemption: Yes **# Wells:** **Bottom Land Ac:**

School Information

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	Restrictions:	No Known Restriction(s)
Present Use:	Agricultural, Development, Hunting/Fishing, Investment, Pasture, Recreational	Easements:	Utilities
Proposed Use	Agricultural, Barndominium, Development, Grazing, Horses, Hunting/Fishing, Investment, Manufactured Home, Mobile Home, Pasture, Recreational, Residential, Sheep/Goats, Single Family, Subdevelopment	Documents:	Aerial Photo
Zoning Info:	not zoned	Type of Fence:	Barbed Wire, Partial
Development:	Unzoned	Exterior Bldgs:	
Street/Utilities:	All Weather Road, Asphalt, Electricity Available,	Outside City Limits, Phone Available, Rural Water District	
Topography:	Varied	HOA Includes:	
Road Front Desc:	FM Road	Miscellaneous:	
Crops/Grasses:	Native	Special Notes:	Aerial Photo
Soil:		Prop Finance:	Cash, Conventional, Federal Land Bank, Texas Vet
Surface Rights:		Possession:	Closing/Funding
Waterfront:		Showing:	Appointment Only
Vegetation:	Brush, Wooded	Plat Wtrfn Bnd:	
Horses:	Yes	Lake Pump:	
Dock Permitted:			

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: 57

DOM: 57

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:

List Agt: [Karen Lenz \(0432195\)](#) 325-668-3604

LA Cell: 325-668-3604

LA Fax: 254-725-4184

LA Email: karen@trinityranchland.com

LA Othr:

LA/LA2 Texting: Yes/Yes

List Agt 2: [Austin Dunaway](#) (0822315) 325-269-9004

LA2 Email: austin@trinityranchland.com

LA Website:

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

Consent for Visitors to Record: Audio, Video

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 11/12/2025 15:57

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