

TBD PR off of CR 444, Merkel, Texas 79536

MLS#: 21209117 \$ Active

[TBD PR off of CR 444 Merkel, TX 79536](#)

LP: \$504,200

Property Type: Land

SubType: Ranch

OLP: \$517,000

Recent: 04/13/2026 : DOWN : \$517,000->\$504,200



Subdivision: na

Lst \$/Acre: \$7,814.63

County: Jones

Lake Name:

Country: United States

Parcel ID: [R10169](#)

Plan Dvlpm:

Lot: Block:

MultiPrcl: No MUD Dst: No

Legal: A1706 34 T&P-18, ACRES 64.52

Unexmpt Tx: \$45

Spcl Tax Auth:

PID:No

Land SqFt: 2,810,491

Acres: 64.520

\$/Lot SqFt: \$0.18

Lot Dimen:

Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog:

Lakes:

Pasture Acres: 60.00

Land Leased:

Tanks/Ponds: 1

Cultivated Acres: 5.00

AG Exemption: Yes

Wells: 1

Bottom Land Ac:

School Information

School Dist: Merkel ISD

Elementary: Merkel

Middle: Merkel

High: Merkel

Features

Lot Description: Acreage, Agricultural, Brush, Many Trees, Native - Mesquite, Native - Oak

Lot Size/Acres: 50 to =< 100 Acres

Restrictions: No Known Restriction(s)

Present Use: Agricultural, Grazing, Hunting/Fishing

Easements: Utilities

Proposed Use

Documents: Aerial Photo

Zoning Info: not zoned

Type of Fence: Barbed Wire

Development: Unzoned

Exterior Bldgs:

Street/Utilities: Co-op Electric, Dirt, Electricity Connected, Well

Common Feat:

Barn Informatn: Electric to Barn

Miscellaneous:

Road Front Desc: County Road, Private Road

Road Frontage:

Road Surface: Dirt, Gravel

Special Notes: Aerial Photo

Crops/Grasses:

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

Soil: Clay, Rocky/Shale, Sandy Loam

Vet

Surface Rights:

Possession: Closing/Funding

Waterfront:

Showing: 24 Hour Notice, Appointment Only, See Remarks

Remarks

Property Description: This 64.52-acre property truly checks all the boxes for a hunting retreat, recreational getaway, or working piece of land. The area is well known for excellent hunting, with abundant deer, turkey, dove, and hogs. Several blinds and feeders are already in place, making it ready to enjoy right away. The property is fenced and suitable for grazing cattle, with a good barn and working pens already on site. The barn also offers great potential to convert into a hunting cabin or weekend getaway. Utilities are in place with electricity on site and a water well (currently without a pump). The land features attractive elevation changes that add character and scenic views, along with a stock pond that provides water for wildlife and livestock. Located down a private road, the property offers outstanding privacy and seclusion while still being only about 20 minutes northwest of Merkel. As an added bonus, all owned minerals will convey with an acceptable offer. If you've been looking for a versatile property with hunting, grazing, and recreational potential, this one is worth a look.

Public Driving Directions: From Merkel go North 4.5 miles on FM 126. Turn left on CR 440, Go 1.8 miles, Turn right on CR 421, Go 0.6 miles, Turn left on CR 444, Go 1.5 miles Turn right on gravel private rd., Go 0.7 miles to Trinity Ranch Land sign.

Private Rmks: Best sjwn in Jeep, truck or ATV

Seller Concessions YN:

Agent/Office Information

CDOM: 30

DOM: 30

LD: 03/14/2026

XD: 07/06/2026

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](#)

LO Email: karen@trinityranchland.com

List Agt: [Jon Rogers \(0692240\) 325-665-4695](#)

LA Cell: 325-665-4695

LA Fax:

LA Email: mike@trinityranchland.com

List Agt 2: [Karen Lenz](#) (0432195) 325-668-3604

LA Website:

LA Othr: **LA/LA2 Texting:** Yes/Yes

LA2 Cell: 325-668-3604

LA2 Email: karen@trinityranchland.com

LO Sprvs: **Karen Lenz (0432195) 254-725-4181**

Showing Information

Call:	Agent, Office	Appt:	325-665-4695	Owner Name:	Miller
Keybox #:	000	Keybox Type:	None	Seller Type:	Standard/Individual
Show Instr:	Call or text Mike 325-665-4695 or Karen 325-668-3604				
Show Allowed:	Yes				
Show Srvc:	None				
Showing:	24 Hour Notice, Appointment Only, See Remarks				
Surveillance Devices Present:	Video				
Consent for Visitors to Record:	Audio, Video, None				

Prepared By: Yvette Corona Pettit Trinity Ranch Land Abilene on 04/13/2026 13:37

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