

# TBD PR off of CR 444, Merkel, Texas 79536

**MLS#:** 21209117 \$ Active

**TBD PR off of CR 444 Merkel, TX 79536**

**LP:** \$467,200

**Property Type:** Land

**SubType:** Ranch

**OLP:** \$517,000

**Recent:** 06/17/2026 : DOWN : \$504,200->\$467,200



**Subdivision:** na  
**County:** Jones  
**Country:** United States  
**Parcel ID:** [R10169](#)  
**Lot:** **Block:**  
**Legal:** A1706 34 T&P-18, ACRES 64.52  
**Unexempt Tx:** \$45  
**Spcl Tax Auth:** **PID:**No

**Lst \$/Acre:** \$7,241.17

**Lake Name:**

**Plan Dvlpm:**

**MultiPrcl:** No **MUD Dst:** No

**Land SqFt:** 2,810,491 **Acres:** 64.520 **\$/Lot SqFt:** \$0.17  
**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

<b>Lot Description:</b> Acreage, Agricultural, Brush, Many Trees, Native - Mesquite, Native - Oak	<b>Restrictions:</b> No Known Restriction(s)
<b>Lot Size/Acres:</b> 50 to =< 100 Acres	<b>Easements:</b> Utilities
<b>Present Use:</b> Agricultural, Grazing, Hunting/Fishing	<b>Documents:</b> Aerial Photo
<b>Proposed Use:</b>	<b>Type of Fence:</b> Barbed Wire
<b>Zoning Info:</b> not zoned	<b>Exterior Bldgs:</b>
<b>Development:</b> Unzoned	<b>Common Feat:</b>
<b>Street/Utilities:</b> Co-op Electric, Dirt, Electricity Connected, Well	<b>Miscellaneous:</b>
<b>Barn Informatn:</b> Electric to Barn	<b>Road Frontage:</b>
<b>Road Front Desc:</b> County Road, Private Road	<b>Special Notes:</b> Aerial Photo
<b>Road Surface:</b> Dirt, Gravel	<b>Prop Finance:</b> Cash, Conventional, Federal Land Bank, Texas Vet
<b>Crops/Grasses:</b>	<b>Possession:</b> Closing/Funding
<b>Soil:</b> Clay, Rocky/Shale, Sandy Loam	<b>Showing:</b> 24 Hour Notice, Appointment Only, See Remarks
<b>Surface Rights:</b>	
<b>Waterfront:</b>	

### 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 2 water wells, one drilled 05-15-2024 at 8-10 6pm (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 sjpwn in Jeep, truck or ATV

**Seller Concessions YN:**

### Agent/Office Information

**CDOM:** 96

**DOM:** 96

**LD:** 03/14/2026 **XD:**

**List Type:** Exclusive Right To Sell

**List Off:** [Trinity Ranch Land Abilene \(TRLAB\) 325-216-9022](#)

**LO Addr:** 4101 US Hwy 83 Tuscola, Texas 79562

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

**LA Email:** [mike@trinityranchland.com](mailto:mike@trinityranchland.com)

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

**LA Website:**

**LO Fax:** 254-725-4184 **Brk Lic:** 9000216

**LO Email:** [karen@trinityranchland.com](mailto:karen@trinityranchland.com)

**LA Cell:** 325-665-4695

**LA Fax:**

**LA Othr:**

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

**LA2 Cell:** 325-668-3604

**LA2 Email:** [karen@trinityranchland.com](mailto:karen@trinityranchland.com)

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

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**Showing Information**

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**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

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Prepared By: Christina Prince Trinity Ranch Land Cisco on 06/18/2026 10:48

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