

# TBD TR 6 FM 604, Ovalo, Texas 79541

**MLS#:** 21318577 **N** Active  
**Property Type:** Land

**TBD TR 6 FM 604 Ovalo, TX 79541**  
**SubType:** Unimproved Land

**LP:** \$424,000  
**OLP:** \$424,000

**Recent:** 07/01/2026 : NEW



**Subdivision:** NA  
**County:** Taylor  
**Country:** United States  
**Parcel ID:** [49256](#)  
**Lot:** 2 **Block:**  
**Legal:** A0253 SUR 454 JAMES W STEWART, 28 AC out of 412.2  
**Unexempt Tx:** \$178  
**Spcl Tax Auth:** **PID:**No

**Lst \$/Acre:** \$8,000.00

**Lake Name:**

**Plan Dvlpm:**

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

**Land SqFt:** 2,308,680 **Acres:** 53.000 **\$/Lot SqFt:** \$0.18  
**Appraiser:** **Subdivided:** Yes  
**Lot Dimen:** **Will Subdv:** Yes

**HOA:** None

**HOA Co:**

**HOA Website:**

**HOA Management Email:**

### General Information

**Crop Retire Prog:** **# Lakes:** **Pasture Acres:** 53.00  
**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, Native - Mesquite, Pasture, Rolling Slope, Tank/ Pond  
**Lot Size/Acres:** 50 to =< 100 Acres **Restrictions:** Building, Deed  
**Present Use:** Agricultural, Grazing, Hunting/Fishing, Investment, Pasture **Easements:** Utilities  
**Proposed Use:** Agricultural, Barndominium, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Pasture, Recreational, Residential, Single Family **Documents:** Aerial Photo  
**Zoning Info:** Not zoned **Type of Fence:**  
**Development:** Unzoned **Exterior Bldgs:**  
**Street/Utilities:** Co-op Electric, Rural Water District  
**Topography:** Gentle roll **HOA Includes:**  
**Soil:** Clay, Sandy Loam **Prop Finance:** Cash, Conventional, Federal Land Bank, Texas Vet  
**Surface Rights:** **Possession:** Closing/Funding  
**Waterfront:** **Showing:** Appointment Only, Combination Lock Box

### Remarks

**Property Description:** Build your dream home on this beautiful 53-acre tract in highly sought-after Taylor County, located within the desirable Jim Ned ISD. Featuring level to gently rolling terrain, this property offers several outstanding homesites with panoramic views of spectacular West Texas sunsets, colorful sunrises, Steamboat Mountain, and Double Gap Mountain. An outstanding and picturesque stock tank and a seasonal portion of Elm Creek meanders through the property, creating a scenic natural feature that enhances the landscape and attracts local wildlife. Enjoy the tranquility of country living with the convenience of paved FM road frontage. A feasibility study has been completed, a water meter is available, and electricity is located along the FM road, making this property ready for your custom home or weekend retreat. Whether you're looking for a peaceful homesite, recreational acreage, or a long-term investment, this property offers the perfect combination of beautiful scenery, convenience, and wide-open space. Additional acreage is available for those looking to expand. Buyer to verify all utilities and schools.

**Public Driving Directions:** From Tuscola, head South on Hwy 83 from, turn left on FM 604, property down on south side of road approximately .6 mile.

**Seller Concessions YN:**

### Agent/Office Information

**CDOM:** 3 **DOM:** 3 **LD:** 06/29/2026 **XD:** 02/26/2027  
**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:** [James Pettit \(0803975\) 254-485-0576](#)  
**LA Email:** [jason@trinityranchland.com](mailto:jason@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:** **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 Jeffries (A829590333) 254-235-5015**

---

**Showing Information**

---

**Call:** Agent **Appt:** 325-216-9022 **Owner Name:** 604 Partners LLC  
**Keybox #:** 000 **Keybox Type:** Combo **Seller Type:** Standard/Individual  
**Show Instr:** Call or text Jason 254-485-0576 or Karen 325-668-3604 and we can meet you with our buggy  
**Show Allowed:** Yes  
**Show Srvc:** None  
**Showing:** Appointment Only, Combination Lock Box

---

Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 07/02/2026 08:56

Information Deemed Reliable, but not Guaranteed. Copyright: 2026 NTREIS.