

TBD CR 154, Tuscola, Texas 79562

**MLS#:** 21211862 Active  
**Property Type:** Land

**TBD CR 154 Tuscola, TX 79562**  
**SubType:** Ranch

**LP:** \$1,328,000  
**OLP:** \$1,439,840



**Subdivision:** NA  
**County:** Taylor  
**Country:** United States  
**Parcel ID:** [47093](#)  
**Lot:** **Block:**  
**Legal:** A0640 SUR 68 L A L SW/4, ACRES 160  
**Unexempt Tx:** \$149  
**Spcl Tax Auth:**

**Lst \$/Acre:** \$8,300.00  
**Lake Name:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Land SqFt:** 6,969,600 **Acres:** 160.000 **\$/Lot SqFt:** \$0.19  
**Lot Dimen:** **Will Subdv:** No

**HOA:** None **HOA Co:**  
**HOA Website:**  
**HOA Management Email:**

**General Information**

**Crop Retire Prog:** **# Lakes:** **Pasture Acres:** 160.00  
**AG Exemption:** Yes **# Wells:** **Bottom Land Ac:**

**School Information**

**School Dist:** Jim Ned Cons ISD  
**Elementary:** Buffalo Gap **Middle:** Jim Ned **High:** Jim Ned

**Features**

<b>Lot Description:</b>	Acreage, Brush, Native - Cedar, Native - Mesquite, Native - Oak, Native - Shinnery, Pasture, Rolling Slope, Rugged, Tank/ Pond, Undivided		
<b>Lot Size/Acres:</b>	Over 100 Acres	<b>Restrictions:</b>	No Known Restriction(s)
<b>Present Use:</b>	Agricultural, Grazing, Hunting/Fishing, Livestock	<b>Easements:</b>	Utilities
<b>Proposed Use</b>		<b>Documents:</b>	Aerial Photo
<b>Zoning Info:</b>	Not zoned	<b>Type of Fence:</b>	Barbed Wire
<b>Development:</b>	Unzoned	<b>Exterior Bldgs:</b>	
<b>Street/Utilities:</b>	Asphalt, Electricity Available, Rural Water District		
<b>Road Front Desc:</b>	County Road		
<b>Road Surface:</b>	Asphalt	<b>Miscellaneous:</b>	
<b>Crops/Grasses:</b>	Native	<b>Road Frontage:</b>	
		<b>Special Notes:</b>	Aerial Photo

**Soil:** Clay, Sandy Loam  
**Surface Rights:**  
**Waterfront:** Creek  
**Vegetation:** Brush, Partially Wooded  
**Prop Finance:** Cash, Conventional, Federal Land Bank, Texas Vet  
**Possession:** Closing/Funding  
**Showing:** Appointment Only  
**Plat Wtrfn Bnd:**

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**Remarks**

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**Property Description:** This 160-acre ranch offers a rare opportunity to own a well-rounded property in the highly sought-after Jim Ned School District, just 9 miles south of Abilene. With a great combination of usability, location, and potential, this tract fits a variety of buyers—from those looking for a private homestead to investors considering future development. The land features gently rolling terrain with a healthy mix of clay and sandy loam soils, making it suitable for both grazing and improved pasture. Good perimeter fencing is already in place, and two stock tanks, along with a wet weather creek, provide natural water sources for livestock and wildlife. Utilities are conveniently available, with Taylor Electric running along the south fence line and Steamboat Mountain Water possibly accessible along CR 154 (a feasibility study needed), making future building or development more straightforward. Enjoy wide-open West Texas views, including scenic sights of Steamboat Mountain, along with peaceful sunsets that make country living so appealing. While the setting offers privacy and space, you're still only 10–15 minutes from Abilene's restaurants, shopping, and colleges. With its location in a growing area and strong access to utilities, this property also presents an excellent opportunity for future subdivision or development into a new residential community. Whether you're looking to build, run cattle, invest, or simply enjoy a piece of West Texas, this 160-acre ranch checks all the boxes.

**Public Driving Directions:** From Tuscola drive N on Hwy 83-84 and turn left on first CR which is 154, go approximately 8 tenths of a mile and property will be on your right. From Abilene, head S on 83 84 aprox. 9 miles, turn right on CR 154 before Y to Tuscola, go 8 tenths of a mile, property will be on your right.

**Private Rmks:** Please see Transaction Desk for aerial and other pertinent information

**Seller Concessions YN:**

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**Agent/Office Information**

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**CDOM:** 63      **DOM:** 63      **LD:** 03/17/2026      **XD:** 09/17/2026

**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)

**LO Fax:** 254-725-4184      **Brk Lic:** 0432195

**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

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

**LA Website:**

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**Showing Information**

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**Call:** Agent, Office

**Appt:** 325-668-3604

**Owner Name:** Hart, Graham & Chaffee

**Keybox #:** 000

**Keybox Type:** Combo

**Seller Type:** Standard/Individual

**Show Instr:** Call or text Mike 325-665-4695 or Karen 325-668-3604. Best shown with ATV or truck

**Show Allowed:** Yes

**Show Srvc:** None

**Showing:** Appointment Only

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Prepared By: Yvette Corona Pettit Trinity Ranch Land Abilene on 05/19/2026 14:04