

TBD County Rd 206, Winters, Texas 79567

MLS#: 21214872 **N Active**
Property Type: Land

TBD County Rd 206 Winters, TX 79567
SubType: Ranch

LP: \$650,000
OLP: \$650,000

Recent: 03/22/2026 : **NEW**



Subdivision: A0235
County: Taylor
Country: United States
Parcel ID: [986219](#)
Lot: **Block:**
Spcl Tax Auth:

Lst \$/Acre: \$4,333.33
Lake Name:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No
PID:No

Land SqFt: 6,534,000 **Acres:** 150.000 **\$/Lot SqFt:** \$0.10
Lot Dimen: **Will Subdv:** Yes
Land Leased: Yes

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

General Information

Land Leased: Yes **# Tanks/Ponds:** 3 **Cultivated Acres:**
AG Exemption: No **# Wells:** **Bottom Land Ac:**

School Information

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

Features

Lot Description: Acreage, Agricultural, Brush, Many Trees, Native - Mesquite, Tank/ Pond	Restrictions: No Known Restriction(s)
Lot Size/Acres: Over 100 Acres	Easements: Pipeline, Utilities
Present Use: Cattle, Grazing, Livestock, Ranch, Recreational	Documents:
Proposed Use: Agricultural, Barndominium, Cattle, Feed Lot, Grazing, Hunting/Fishing, Investment, Livestock, Ranch, Recreational, Residential	Type of Fence:
Zoning Info: None	Exterior Bldgs:
Development: Unzoned	Miscellaneous:
Street/Utilities: Co-op Water, Electricity Available, Outside City Limits	Road Frontage:
Road Front Desc: County Road	Prop Finance: 1031 Exchange, Cash, Conventional, Texas Vet
Road Surface: Asphalt, Gravel	Possession: Closing/Funding
Soil:	Showing: Appointment Only
Surface Rights:	Plat Wtrfn Bnd:
Waterfront:	
Vegetation: Brush	

Remarks

Property Description: Whether you are looking for a hunting property, land to run cattle, or the perfect place to build your dream home, this property is perfect! Currently used both for cattle and hunting, it is well suited for both recreation and agriculture. Situated in the Jim Ned school district, the property features a wet weather creek and three tanks that support wildlife and livestock. This property is 20 minutes away from Tuscola, 39 minutes to Abilene, and an hour from San Angelo making it perfect for someone looking for convenience but also seclusion. This property is fenced and offers county road frontage on two sides, providing convenient access. This property has one water meter and electricity available, making it ideal for a future home site, weekend getaway, or long-term investment. Seller is also offering the property to be subdivided into 35 +/- Acre tracts for \$6,000 per acre. Whether you are looking to invest in Texas land, build your dream home, or looking for a future hunting retreat, this well-rounded property is a perfect opportunity for you!

Excludes: Hunting Blinds
Public Driving Directions: From Tuscola, head south on US Highway 83 and continue for 10 miles. Turn right onto FM-1086 and then after 4.5 miles turn right onto CR 196. Continue on the County Rd for about 2 miles and property will be on the right (our sign is on the front gate).**Buyer to Verify all Schools & Utilities**

Private Rmks: There is currently a hunting and grazing lease on the property.

Seller Concessions YN:

Agent/Office Information

CDOM: 1 **DOM:** 1 **LD:** 03/22/2026 **XD:** 09/22/2026

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: [Christina Prince \(0834404\) 325-386-9773](#)
LA Email: christina@trinityranchland.com
LA Website:

LA Cell: 325-386-9773 **LA Fax:**
LA Othr: **LA/LA2 Texting:** Yes/
LO Sprvs: **Karen Lenz (0432195) 254-725-4181**

Showing Information

Call:		Appt:	3253869773	Owner Name:	Bigham
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Standard/Individual
Show Instr:	Appointment only-- call listing agent. Showings must be attended.				
Show Allowed:	Yes				
Show Srvc:	None				
Showing:	Appointment Only				

Prepared By: Yvette Corona Pettit Trinity Ranch Land Abilene on 03/23/2026 15:42

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