

# TBD FM 1812 ( tract 1 ), Merkel, Texas 79536

MLS#: 21248935 **N** Active

**TBD FM 1812 ( tract 1 ) Merkel, TX 79536**

**LP:** \$123,000

**Property Type:** Land

**SubType:** Unimproved Land

**OLP:** \$123,000

**Recent:** 04/27/2026 : **NEW**



**Lst \$/Acre:** \$8,200.00

**Subdivision:** none  
**County:** Jones  
**Country:** United States  
**Parcel ID:** [28542](#)  
**Lot:** **Block:**  
**Legal:** AD417 43 T&P 18, Tract 2 118 acres  
**Spcl Tax Auth:** **PID:**No

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**Rd Front:** **Frontg Ft:** **Rd Asmt:** No

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**Land SqFt:** 653,400 **Acres:** 15.000 **\$/Lot SqFt:** \$0.19  
**Lot Dimen:** **Will Subdv:** No  
**Land Leased:** No

**HOA:** None  
**HOA Dues:**  
**HOA Website:**  
**HOA Management Email:**

**HOA Co:**  
**HOA Phone:** **Adult Community:** No

### General Information

**Crop Retire Prog:** No  
**Land Leased:** No  
**AG Exemption:** Yes

**# Lakes:**  
**# Tanks/Ponds:**  
**# Wells:**

**Pasture Acres:** 15.00  
**Cultivated Acres:**  
**Bottom Land Ac:**

### School Information

**School Dist:** Merkel ISD  
**Elementary:** Merkel **Middle:** Merkel **High:** Merkel

### Features

**Lot Description:** Acreage  
**Lot Size/Acres:** 10 to < 50 Acres  
**Present Use:** Agricultural  
**Zoning Info:** None  
**Development:** Unzoned  
**Street/Utilities:** All Weather Road, Co-op Electric, Co-op Water  
**Road Front Desc:** FM Road  
**Road Surface:** Asphalt  
**Soil:**  
**Surface Rights:**  
**Waterfront:**  
**Horses:** Yes **Dock Permitted:**

**Restrictions:** Deed  
**Easements:** Electric  
**Type of Fence:**  
**Exterior Bldgs:**  
**Miscellaneous:**  
**Road Frontage:**  
**Prop Finance:** Contact Agent  
**Possession:** Closing/Funding  
**Showing:** Email Listing Agent  
**Lake Pump:**

### Remarks

**Property Description:** Discover the perfect blend of space, freedom, and convenience with this beautiful 15 acre property, ideally located just 40 minutes from Abilene. Whether you're dreaming of building your custom home or creating a place where your family can truly spread out, this land offers endless possibilities. With plenty of room for 4H projects, livestock, gardening, and outdoor activities, it's the ideal setting to raise kids with a love for country living. Enjoy wide open skies, fresh air, and the peace and privacy that comes with acreage-- without sacrificing easy access to town. This property is ready for your vision, whether that's a cozy farmhouse, a modern retreat, or a working homestead. If you've been looking for land that offers both opportunity and location, this is it.

**Public Driving Directions:** From Merkel Take Hwy 126 North 10.5 miles to Noodle, turn right on FM 1812, go 1.8 miles, lot is on right.

**Seller Concessions YN:**No

### Agent/Office Information

**CDOM:** 5 **DOM:** 5 **LD:** 04/24/2026 **XD:** 08/21/2026

**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](mailto:karen@trinityranchland.com)  
**List Agt:** [Jon Rogers](#) (0692240) 325-665-4695 **LA Cell:** 325-665-4695 **LA Fax:**  
**LA Email:** [mike@trinityranchland.com](mailto:mike@trinityranchland.com) **LA Othr:** **LA/LA2 Texting:**  
**LA Website:** **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

### Showing Information

**Call:** Agent

**Appt:** 325-665-4695

**Owner Name:** Miller

**Keybox #:**

**Keybox Type:** None

**Seller Type:** Standard/Individual

**Show Instr:**

**Show Allowed:** Yes

**Show Srvc:** None

**Showing:** Email Listing Agent

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Prepared By: Yvette Corona Pettit Trinity Ranch Land Abilene on 04/29/2026 14:10

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