

# TBD County Rd 154, Tuscola, Texas 79562

**MLS#:** 21290500 **N** Active  
**Property Type:** Land

**TBD County Rd 154 Tuscola, TX 79562**  
**SubType:** Ranch

**LP:** \$664,000  
**OLP:** \$664,000

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**Subdivision:** NA  
**County:** Taylor  
**Country:** United States  
**Parcel ID:** [47093](#)  
**Lot:** **Block:**  
**Legal:** 80Ac out of A0640 SUR 68 L A L SW/4, ACRES 160  
**Unexempt Tx:** \$149  
**Spcl Tax Auth:** **PID:**No

**Lst \$/Acre:** \$8,300.00

**Lake Name:**

**Plan Dvlpm:**

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

**Land SqFt:** 3,484,800 **Acres:** 80.000 **\$/Lot SqFt:** \$0.19  
**Lot Dimen:** **Will Subdv:** Subdivided

**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**

**Lot Description:** Acreage, Brush, Native - Cedar, Native - Mesquite, Native - Oak, Native - Shinnery, Pasture, Rolling Slope, Rugged, Tank/ Pond, Undivided  
**Lot Size/Acres:** 50 to =< 100 Acres  
**Present Use:** Agricultural, Grazing, Hunting/Fishing, Livestock  
**Proposed Use**  
**Zoning Info:** Not zoned  
**Development:** Unzoned  
**Street/Utilities:** Asphalt, Electricity Available, Rural Water District  
**Road Front Desc:** County Road  
**Road Surface:** Asphalt  
**Crops/Grasses:** Native  
**Soil:** Clay, Sandy Loam  
**Restrictions:** No Known Restriction(s)  
**Easements:** Utilities  
**Documents:** Aerial Photo  
**Type of Fence:** Barbed Wire  
**Exterior Bldgs:**  
**Miscellaneous:**  
**Road Frontage:**  
**Special Notes:**  
**Prop Finance:** Cash, Conventional, Federal Land Bank, Texas Vet  
**Surface Rights:**  
**Possession:** Closing/Funding  
**Waterfront:** Creek  
**Showing:** Appointment Only  
**Vegetation:** Brush, Partially Wooded  
**Plat Wtrfn Bnd:**  
**Horses:** Yes **Dock Permitted:** **Lake Pump:**

**Remarks**

**Property Description:** There are two 80 acre tracts available that will need to be surveyed out of 160 acres offering gives 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.

