

# TBD TX-222, Knox City, Texas 79529

**MLS#:** 21205941 **N Active**  
**Property Type:** Land

**TBD TX-222 Knox City, TX 79529**  
**SubType:** Ranch

**LP:** \$812,900  
**OLP:** \$812,900

**Recent:** 03/15/2026 : **NEW**



**Subdivision:** ABST 1763  
**County:** Knox  
**Country:** United States  
**Parcel ID:** [0008435](#)  
**Parcel ID 2:** 0008436, 1765  
**Lot:** **Block:** 13  
**Legal:** ACRES: 296.500 ABST 1763 BLK 13 SEC 70 H&T C R  
**Unexempt Tx:** \$1,022  
**Spcl Tax Auth:** **PID:**No

**Lst \$/Acre:** \$1,989.96

**Lake Name:**

**Plan Dvlpm:**

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

**Land SqFt:** 17,794,260 **Acres:** 408.500 **\$/Lot SqFt:** \$0.05  
**Lot Dimen:** **Will Subdv:** No  
**Land Leased:** No

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

**HOA Co:**

## General Information

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

**# Lakes:**  
**# Tanks/Ponds:** 1  
**# Wells:**

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

## School Information

**School Dist:** Knox City OBrien  
**Elementary:** Knox City

**Middle:** Obrien

**High:** Knox City

## Features

**Lot Description:** Acreage, Agricultural, Tank/ Pond  
**Lot Size/Acres:** Over 100 Acres  
**Present Use:** Agricultural, Cattle, Recreational  
**Proposed Use:** Agricultural, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Recreational

**Restrictions:** No Known Restriction(s)  
**Easements:** Electric, Utilities, Water Lines  
**Documents:**

**Zoning Info:** unzoned  
**Development:** Unzoned  
**Street/Utilities:** Asphalt, Electricity Available, Individual Water  
**Topography:** slight roll from front to back  
**Road Front Desc:** FM Road  
**Road Surface:** Asphalt

**Type of Fence:** Barbed Wire, Gate, Perimeter

**Exterior Bldgs:** Meter, Outside City Limits

**Crops/Grasses:**  
**Soil:** Clay, Rocky/Shale, Sandy Loam

**HOA Includes:**

**Miscellaneous:**

**Road Frontage:**

**Special Notes:** Aerial Photo

**Prop Finance:** 1031 Exchange, Cash, Conventional, Other  
**Possession:** Closing/Funding

**Surface Rights:**  
**Waterfront:**  
**Vegetation:** Cleared, Partially Wooded  
**Horses:** Yes **Dock Permitted:**

**Showing:** Appointment Only, Combination Lock Box

**Plat Wtrfn Bnd:**

**Lake Pump:**

## Remarks

**Property Description:** Walker-Turnbow Ranch - The original tract of the century-held Walker Family Ranch, which was founded in December 1907 by it's patriarch - Andrew Walker. Nestled between Kiowa Peak, the Brazos River, and Buzzard's Peak, this scenic ranch offers highway frontage, wide-open views, rolling terrain, and classic West Texas character. Featuring a big stock tank, owners believe it is spring fed due to it never going dry in the 118 years of ownership, and a water meter, which both provide a reliable water source for livestock, wildlife, or your dream home! This property is well-suited for ranching, recreation, or a private getaway. Surrounded by rugged natural beauty and expansive skies, the land offers excellent opportunities for grazing, hunting, fishing, or building a secluded homestead. Native grasses, open pastures, and panoramic views create a peaceful setting with the feel of true Texas countryside. Whether you're looking for a working ranch, weekend retreat, or long-term land investment, this property combines location, water, and stunning views in one remarkable tract. The possibilities are endless, and land is not made anymore, so don't let this one slip away! Book your showing now!! \*\*Buyer's Agent to verify schools & utilities\*\*

**Public Driving Directions:** From the intersection of Hwy 6 & TX-222, turn West on TX-222 and drive 11 miles to gate on left side of hwy. Look for Trinity Ranch Land signs

**Seller Concessions YN:**

## Agent/Office Information

**CDOM:** 3 **DOM:** 3  
**List Type:** Exclusive Right To Sell

**LD:** 03/15/2026 **XD:** 09/15/2026

**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  
**List Agt:** [Joshua Smith](#) (0788131) 325-200-9361  
**LA Email:** [Joshua@trinityranchland.com](mailto:Joshua@trinityranchland.com)  
**LA Website:**

**LO Email:** [karen@trinityranchland.com](mailto:karen@trinityranchland.com)  
**LA Cell:** 325-200-9361 **LA Fax:**  
**LA Othr:** **LA/LA2 Texting:** Yes/  
**LO Sprvs:** Karen Lenz (0432195) 254-725-4181

---

**Showing Information**

---

<b>Call:</b>	Agent	<b>Appt:</b>	(325) 200-9361	<b>Owner Name:</b>	As of Record
<b>Keybox #:</b>	00000	<b>Keybox Type:</b>	Combo	<b>Seller Type:</b>	Standard/Individual
<b>Show Instr:</b>	Contact Listing Agent for appointment & to get the combo for lockbox				
<b>Show Allowed:</b>	Yes				
<b>Show Srvc:</b>	None				
<b>Showing:</b>	Appointment Only, Combination Lock Box				

---

Prepared By: Yvette Corona Pettit Trinity Ranch Land Abilene on 03/18/2026 11:26

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