

# 6525 US 180, Anson, Texas 79501

**MLS#:** 21088895 \$ **Active**  
**Property Type:** Land

**6525 US 180 Anson, TX 79501**  
**SubType:** Unimproved Land

**LP:** \$333,340  
**OLP:** \$410,000

**Recent:** 01/28/2026 : **DOWN** : \$410,000->\$333,340



**Lst \$/Acre:** \$7,000.00  
**Subdivision:** Orphan Asylum Lands Sec 35  
**County:** Jones  
**Country:** United States  
**Parcel ID:** [R55260](#)  
**Parcel ID 2:** R25432  
**Plan Dvlpm:**  
**Lot:** **Block:** **MultiPrcl:** No **MUD Dst:** No  
**Legal:** A1458 35 O ASY, TRACT PT TR 2, ACRES 60, (EAS)  
**Unexmpt Tx:** \$24  
**Spcl Tax Auth:** **PID:**No

**Land SqFt:** 2,074,327 **Acres:** 47.620 **\$/Lot SqFt:** \$0.16  
**Lot Dimen:** **Will Subdv:** No

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

**General Information**

**AG Exemption:** Yes **# Wells:** **Bottom Land Ac:**

**School Information**

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

**Features**

**Lot Description:** Acreage, Native - Mesquite  
**Lot Size/Acres:** 10 to < 50 Acres  
**Present Use:**  
**Zoning Info:** none  
**Development:** Utilities Installed  
**Street/Utilities:** Asphalt, Co-op Water, Electricity Connected  
**Soil:**  
**Surface Rights:**  
**Waterfront:**  
**Restrictions:** None  
**Easements:** Pipeline  
**Type of Fence:**  
**Exterior Bldgs:**  
**Prop Finance:** Cash, Conventional  
**Possession:** Closing/Funding  
**Showing:** Appointment Only, See Remarks

**Remarks**

**Property Description:** This property is ready for a new owner to build their new home. With water and electric already in place all that is left is septic and your new home. The land is cross fenced, and seventeen acres is separated by fence for cattle or horses to run on the remaining thirty acres. And all perimeter fencing is good There are three ponds on land for all stock and wildlife which includes Whitetail Deer, Dove, Turkey and Pigs. Just thirty or less minutes to Abilene you have all the big city you need and still enjoy quite country life.

**Public Driving Directions:** From Anson go 4.4 miles on US 180 E and property is on the right

**Seller Concessions YN:**

**Agent/Office Information**

**CDOM:** 104 **DOM:** 104 **LD:** 10/17/2025 **XD:** 04/17/2026  
**List Type:** Exclusive Right To Sell  
**List Off:** [Trinity Ranch Land Cross Plains \(TRLCP1\) 254-725-4181](#) **LO Fax:** 855-398-4520 **Brk Lic:** 0432195  
**LO Addr:** 225 SW 5th Cross Plains, Texas 76443 **LO Email:** [karen@trinityranchland.com](mailto:karen@trinityranchland.com)  
**List Agt:** [Stephen Reid \(0799318\) 432-301-5517](#) **LA Cell:** 432-301-5517 **LA Fax:**  
**LA Email:** [stephen@trinityranchland.com](mailto:stephen@trinityranchland.com) **LA Othr:** **LA/LA2 Texting:**  
**LA Website:** **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

**Showing Information**

**Call:** **Appt:** **Owner Name:** Arrington  
**Keybox #:** 0000 **Keybox Type:** Combo **Seller Type:** Standard/Individual  
**Show Instr:**  
**Show Allowed:** Yes  
**Show Srvc:** None  
**Showing:** Appointment Only, See Remarks

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Prepared By: Lori Jobe Trinity Ranch Land Cross Plains on 01/29/2026 11:28

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