

## 76+/- Ac Hwy 6, Lueders, Texas 79533

MLS#: 20410967 \$ Active

Property Type: Land

76+/- Ac Hwy 6 Lueders, TX 79533

SubType: Ranch

LP: \$265,000

OLP: \$375,000

Recent: 07/15/2025 : DOWN : \$375,000->\$265,000



Subdivision: NA  
County: Jones  
Country: United States  
Parcel ID: [26383](#)  
Parcel ID 2: 26381  
Lot: Block:  
Spcl Tax Auth:

Lst \$/Acre: \$3,486.84

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No  
PID:

Land SqFt: 3,310,560 Acres: 76.000 \$/Lot SqFt: \$0.08  
Lot Dimen: Will Subdv: Subdivided

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

### General Information

Land Leased:

AG Exemption: Yes

# Tanks/Ponds: 0

# Wells: 0

Cultivated Acres:

Bottom Land Ac:

### School Information

School Dist: Lueders-Avoca ISD

Elementary: Lueders-Avoca

Primary:

Middle:

Jr High: Lueders-Avoca

High: Lueders-Avoca

Sr High:

### Features

Lot Description: Acreage, Native - Mesquite

Lot Size/Acres: 50 to =< 100 Acres

Present Use: Agricultural, Crops and Livestock, Horses, Hunting/Fishing, Pasture, Ranch, Residential

Proposed Use: Cattle, Equine, Horses, Hunting/Fishing, Livestock

Zoning Info: NA

Development: Unzoned

Street/Utilities: Asphalt, Co-op Electric, Co-op Water

Barn Informatn: Farrowing Barn

Road Front Desc: FM Road, Highway

Road Surface: Asphalt

Soil:

Surface Rights:

Horses: Yes Dock Permitted:

Farrowing - Stalls/Size: 0/20x10

Restrictions: No Known Restriction(s)

Easements: Utilities

Documents:

Type of Fence: Barbed Wire

Exterior Bldgs: Barn(s)

Common Feat:

Miscellaneous:

Road Frontage:

Prop Finance: 1031 Exchange, Cash, Conventional, Texas Vet Closing/Funding

Possession:

Lake Pump:

### Remarks

**Property Description:** This 76+- acre ranch, complete with two 30x40 barns with electric & Lueders water already in place, would make a perfect homestead or weekend getaway! There is a good set of working pens on the property with troughs, connected through Lueders water. The property has good fencing around the entire property, a good portion which was built this past year. There have been good deer see and hunted on this place, but it has had little hunting pressure over the past 10+ years. There is nearly half a mile of Hwy 6 frontage, and approx. 0.4 miles of FM 1597 frontage on the south. There's potential for more water meters from the city of Lueders, and more acreage is available! (Up to 176+- acres!) Call today for your showing!! \*\*Buyer's representative to verify all utilities, taxes, and school districts.

**Public Driving Directions:** From FM 1597 and Hwy 6 intersection in Lueders, head West on FM 1597 for approx. 1 mile to the property on the right. Look for Realtor signs on the gate.

**Seller Concessions YN:**

### Agent/Office Information

CDOM: 551

DOM: 551

LD: 08/21/2023 XD:

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene](#) (TRLAB) 325-261-0319

LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562

List Agt: [Matthew Stovall](#) (0737174) 432-638-5716

LA Email: [Matthew@trinityranchland.com](#)

LA Website:

LO Fax: 254-725-4184 Brk Lic: 0432195

LO Email: [karen@trinityranchland.com](#)

LA Cell: 432-638-5716 LA Fax:

LA Othr: LA/LA2 Texting:

LO Sprvs: Karen Lenz (0432195) 254-725-4181

### Showing Information

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<b>Call:</b>	Agent	<b>Appt:</b>	432-638-5716	<b>Owner Name:</b>	William & Shelly Stovall
<b>Keybox #:</b>	0000	<b>Keybox Type:</b>	Combo	<b>Seller Type:</b>	Standard/Individual
<b>Show Instr:</b>	Call listing agent.				
<b>Showing:</b>					

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Prepared By: Kaedy Stovall Trinity Ranch Land Cisco on 07/15/2025 15:43

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