

Tract 13 AC CR 105, Abilene, Texas 79601

MLS#: 21190129 **N Active**
Property Type: Land

Tract 13 AC CR 105 Abilene, TX 79601
SubType: Ranch

LP: \$107,835
OLP: \$107,835

Recent: 02/25/2026 : **NEW**



Subdivision: 1942 - T&P
County: Callahan
Country: United States
Parcel ID: [R008556](#)
Lot: **Block:**
Legal: 13 ac out of: 72.571 Abst 1398 Blk 14 Sec 64 T & P
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$8,295.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 566,280 **Acres:** 13.000 **\$/Lot SqFt:** \$0.19
Appraisr: **Subdivided:** Yes
Lot Dimen: **Will Subdv:** Subdivided
Land Leased: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog: No **# Lakes:**
Land Leased: No **# Tanks/Ponds:**
AG Exemption: Yes **# Wells:** **Pasture Acres:** 13.00
Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Eula ISD
Elementary: Eula **Middle:**
Primary: **Jr High:** Eula **High:** Eula
Sr High:

Features

Lot Description: Acreage, Agricultural, Native - Mesquite, Pasture
Lot Size/Acres: 10 to < 50 Acres **Restrictions:** Deed, No Mobile Home
Present Use: Agricultural, Grazing **Easements:** Pipeline, Utilities
Proposed Use: Agricultural, Barndominium, Equine, Grazing, **Documents:** Aerial Photo, Plat Approved
 Horses, Hunting/Fishing, Investment, Livestock, Pasture, Poultry, Recreational, Sheep/Goats, Single Family
Zoning Info: Not Zoned **Type of Fence:** Barbed Wire
Development: Unzoned **Exterior Bldgs:**
Street/Utilities: All Weather Road, Dirt, Electricity Available, Gravel/Rock, Outside City Limits, Rural Water District
Road Front Desc: County Road **Miscellaneous:**
Road Surface: Dirt, Gravel **Road Frontage:**
Crops/Grasses: Native **Special Notes:**
Soil: Clay, Sandy Loam **Prop Finance:** Cash, Conventional, Federal Land Bank, Owner Will Carry, Texas Vet
Surface Rights: **Possession:** Closing/Funding
Waterfront: **Showing:** Appointment Only
Vegetation: Heavily Wooded **Plat Wtrfn Bnd:**
 - Stalls/Size: /

Remarks

Property Description: This approximately 13-acre tract (to be surveyed from a larger parcel) offers a great mix of open pasture and scattered trees, making it a versatile and scenic piece of land. Located just about 15 minutes from Abilene, it provides the quiet feel of the countryside while still being close to town for everyday conveniences. The property features rolling open ground, mesquite groves, and a small creek draw that adds to its natural charm and character. With fertile soil, regular rainfall, and plenty of sunlight, the land is well suited for livestock, food plots for wildlife, or small-scale farming. Whether you're looking to build a permanent home or a weekend retreat, this property offers a peaceful setting with water and electricity available at the road. Additional acreage is available for those wanting more room to spread out. Deer, turkey, quail and dove can be seen traversing the property. Light deed restrictions are in place to help protect your investment. Buyer to verify schools and utilities. This is a great opportunity to enjoy wide-open spaces, fresh air, and a true country lifestyle—your own slice of Texas land waiting to be enjoyed.

