

Tract 13 AC CR 105, Abilene, Texas 79601

MLS#: 21355142 **N** Active
Property Type: Land

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

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

Recent: 08/10/2026 : 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:

Lst \$/Acre: \$8,295.00
Lake Name:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No
PID: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 Website:
HOA Management Email:

HOA Co:

General Information

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

Lakes:
Tanks/Ponds:
Wells:

Pasture Acres: 13.00
Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Eula ISD
Elementary: Eula
Primary:

Middle:
Jr High: Eula

High: Eula
Sr High:

Features

Lot Description: Acreage, Agricultural, Native - Mesquite, Pasture
Lot Size/Acres: 10 to < 50 Acres
Present Use: Agricultural, Grazing
Proposed Use: Agricultural, Barndominium, Equine, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Pasture, Poultry, Recreational, Sheep/Goats, Single Family

Zoning Info: Not Zoned
Development: Unzoned
Street/Utilities: All Weather Road, Dirt, Electricity Available, Gravel/Rock, Outside City Limits, Rural Water District
Road Front Desc: County Road
Road Surface: Dirt, Gravel
Crops/Grasses: Native
Soil: Clay, Sandy Loam

Restrictions: Deed, No Mobile Home
Easements: Pipeline, Utilities
Documents: Aerial Photo, Plat Approved

Type of Fence: Barbed Wire
Exterior Bldgs:
Miscellaneous:
Road Frontage:
Special Notes:
Prop Finance: Cash, Conventional, Federal Land Bank, Texas Vet
Possession: Closing/Funding
Showing: Appointment Only
Plat Wtrfn Bnd:

Surface Rights:
Waterfront:
Vegetation: Heavily Wooded
 - 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. Additional 14 acres available!

Public Driving Directions: From Abilene, head North on Hwy 351, turn right on CR 152, left on CR 150, go to next CR 155 & 105 & turn right, property is down on the right.

Private Rmks: Property is fenced along the county road and on South and West side. Buyer will need to fence north side of property and can possibly share that expense with neighboring property owners. See aerial in documents for tracts available & restrictions. Owner financing available. Options: Maximum 15 year term, 10% down, 10% interest or 20% down 8.5% interest. Prepayment penalty if paid off in the first 5 years. Part of property showing in Clyde ISD and part in Eula ISD
 Buyer to Verify all Schools & Utilities

Seller Concessions YN:**Agent/Office Information**

CDOM: 161 **DOM:** 0 **LD:** 08/10/2026 **XD:** 06/07/2027
List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Cross Plain \(TRLCP1\) 254-725-4181](#) **LO Fax:** 855-398-4520 **Brk Lic:** 0432195
LO Addr: 225 SW 5th Cross Plains, Texas 76443 **LO Email:**
List Agt: [Karen Lenz \(0432195\) 325-668-3604](#) **LA Cell:** 325-668-3604 **LA Fax:** 254-725-4184
LA Email: karen@trinityranchland.com **LA Othr:** **LA/LA2 Texting:** Yes/Yes
LA2 Cell: 325-665-4695
List Agt 2: [Jon Rogers](#) (0692240) 325-665-4695 **LA2 Email:** mike@trinityranchland.com
LA Website: **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent, Office **Appt:** 325-668-3604 **Owner Name:** SM Land Investments
Keybox #: 0000 **Keybox Type:** None **Seller Type:** Standard/Individual
Show Instr: Call office or text listing agents. Go show! Close gates.
Show Allowed: Yes
Show Srvc: None
Occupancy: Owner **Open House:**
Showing: Appointment Only
Consent for Visitors to Record: Audio, Video

Prepared By: Lori Jobe Trinity Ranch Land Cross Plain on 08/10/2026 10:55

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