

Tract 11 CR 152, Abilene, Texas 79601

MLS#: 20550606 Active
Property Type: Land

Tract 11 CR 152 Abilene, TX 79601
SubType: Ranch

LP: \$85,000
OLP: \$91,875



Subdivision: 1942 - T&P
County: Shackelford
Country: United States
Parcel ID: [13925](#)
Lot: 11 **Block:**
Legal: Ab 1942 T&P Blk 14 Sec 64
Spcl Tax Auth:

Lst \$/Acre: \$8,095.24

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No

PID:

Land SqFt: 457,380 **Acres:** 10.500 **\$/Lot SqFt:** \$0.19
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: 10.50
Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Clyde Cons ISD
Elementary: Clyde
Primary:

Middle:
Jr High: Clyde

High: Clyde
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, Livestock, Pasture, Poultry, Recreational, Sheep/Goats, Single Family

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

Zoning Info: Not Zoned
Development: Unzoned
Street/Utilities: Electricity Available, Rural Water District
Road Front Desc: County Road
Road Surface: Dirt, Gravel
Crops/Grasses: Native
Soil: Clay, Rocky/Shale, Sandy Loam

Type of Fence: Barbed Wire
Exterior Bldgs:

Surface Rights:
Waterfront:
Vegetation: Partially Wooded
 - Stalls/Size: /

Miscellaneous:
Road Frontage:
Special Notes:
Prop Finance: Cash, Conventional, Federal Land Bank, Owner Will Carry
Possession: Closing/Funding
Showing: Appointment Only
Plat Wtrfn Bnd:

Remarks

Property Description: 10.5-acres beckoning you to craft your dream home or seize a promising investment opportunity. Envision the possibilities: a tranquil homestead, a flourishing garden oasis, or a haven for livestock amidst the serene landscape. Dotted with mesquite trees, the property exudes rustic charm while offering abundant wildlife sightings, promising a harmonious relaxation with nature. Convenience meets rural tranquility as water & electricity await your connection at county road. Seize this chance to embrace a lifestyle where the vibrancy of Abilene's offerings is within arm's reach, yet the solace of open spaces envelops you. Whether you aspire to cultivate a thriving orchard, raise livestock, or simply bask in the beauty of the Texas countryside. Come take a look & if you desire additional acreage, it's available! Invest in your piece of Texas land. Seller financing available.

Public Driving Directions: From Abilene, head North on Hwy 351, turn right on CR 152, continue straight crossing CR 150, property is down on the left. **Buyer to Verify all Schools & Utilities**

Private Rmks: Property is fenced along the county road. Buyer will need to fence remaining property and may can share that expense with neighboring properties. 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.

Seller Concessions YN:

Agent/Office Information

CDOM: 719**DOM:** 494**LD:** 02/29/2024 **XD:****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:****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 Inv.**Keybox #:** 0000**Keybox Type:** None**Seller Type:** Standard/Individual**Show Instr:** Call office or text listing agents. Go show! Close gates.**Show Srvc:** None**Occupancy:** Owner**Open House:****Showing:** Appointment Only**Consent for Visitors to Record:** Audio, Video

Prepared By: Lori Jobe Trinity Ranch Land Cisco on 07/07/2025 14:41

Information Deemed Reliable, but not Guaranteed. Copyright: 2025 NTREIS.