

## 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



**Lst \$/Acre:** \$8,095.24

**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:**

**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 Co:**

**HOA Website:**

**HOA Management Email:**

**Crop Retire Prog:** No

**General Information**

**Land Leased:** No

**# Lakes:**

**Pasture Acres:** 10.50

**AG Exemption:** Yes

**# Tanks/Ponds:**

**Cultivated Acres:**

**# Wells:**

**Bottom Land Ac:**

**School Dist:** Clyde Cons ISD

**School Information**

**Elementary:** Clyde

**Middle:**

**High:** Clyde

**Primary:**

**Jr High:** Clyde

**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, Livestock, Pasture,  
Poultry, Recreational, Sheep/Goats, Single  
Family

**Zoning Info:** Not Zoned

**Type of Fence:** Barbed Wire

**Development:** Unzoned

**Exterior Bldgs:**

**Street/Utilities:** Electricity Available, Rural Water District

**Miscellaneous:**

**Road Front Desc:** County Road

**Road Frontage:**

**Road Surface:** Dirt, Gravel

**Special Notes:**

**Crops/Grasses:** Native

**Prop Finance:**

Cash, Conventional, Federal Land Bank, Owner

**Soil:** Clay, Rocky/Shale, Sandy Loam

Will Carry

**Surface Rights:**

Closing/Funding

**Waterfront:**

Appointment Only

**Vegetation:** Partially Wooded

**Possession:**

- Stalls/Size: /

**Showing:**

**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					
<b>CDOM:</b> 719	<b>DOM:</b> 494				
<b>List Type:</b> Exclusive Right To Sell		<b>LD:</b> 02/29/2024	<b>XD:</b>		
<b>List Off:</b> <a href="#">Trinity Ranch Land Cross Plains (TRLCP1) 254-725-4181</a>		<b>LO Fax:</b>	855-398-4520	<b>Brk Lic:</b>	0432195
<b>LO Addr:</b> <a href="#">225 SW 5th Cross Plains, Texas 76443</a>		<b>LO Email:</b>		<b>LA Fax:</b>	254-725-4184
<b>List Agt:</b> <a href="#">Karen Lenz (0432195) 325-668-3604</a>		<b>LA Cell:</b>	325-668-3604	<b>LA Othr:</b>	<a href="#">LA/LA2 Texting:</a> Yes/Yes
<b>LA Email:</b> <a href="mailto:karen@trinityranchland.com">karen@trinityranchland.com</a>		<b>LA2 Cell:</b>	325-665-4695	<b>LA2 Email:</b>	<a href="mailto:mike@trinityranchland.com">mike@trinityranchland.com</a>
<b>List Agt 2:</b> <a href="#">Jon Rogers</a> (0692240) 325-665-4695		<b>LO Sprvs:</b>	<a href="#">Karen Lenz (0432195) 254-725-4181</a>		
<b>LA Website:</b>					

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

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

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