

Tract 23 CR 105, Abilene, Texas 79601

MLS#: 21355212 **N** Active
Property Type: Land

Tract 23 CR 105 Abilene, TX 79601
SubType: Ranch

LP: \$215,865
OLP: \$215,865

Recent: 08/10/2026 : NEW



Subdivision: 1942 - T&P
County: Callahan
Country: United States
Parcel ID: R008556
Lot: Block:
Spcl Tax Auth:

Lst \$/Acre: \$7,995.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No
PID:No

Land SqFt: 1,176,120 **Acres:** 27.000 **\$/Lot SqFt:** \$0.18
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
Land Leased: No
AG Exemption: Yes

Lakes:
Tanks/Ponds:
Wells:

Pasture Acres: 27.00
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, 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, Rocky/Shale, 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, Owner Will Carry, Texas Vet

Possession: Closing/Funding

Showing: Appointment Only

Plat Wtrfn Bnd:

Surface Rights:

Waterfront:

Vegetation: Heavily Wooded

- Stalls/Size: /

Remarks

Property Description: 27-ac parcel, just 20 min to Abilene, offering an idyllic blend of tree cover & open spaces. This picturesque property boasts a mix of sprawling Mesquite groves & open terrain, creating a diverse & captivating landscape. With its fertile soil and ample sunlight, it serves as an ideal canvas for cultivating food plots to support local wildlife or for growing crops tailored to cater to the needs of livestock. Build your new home or weekend retreat. Water & electricity available at the road. Whether you envision creating lush pastures for grazing animals or establishing bountiful harvests to nourish both wildlife & agricultural endeavors, this 27-acre oasis provides a canvas for realizing your rural dreams. Additional acreage is available. Don't miss out on the opportunity to own this remarkable piece of land, where the possibilities are as vast as the Texas sky. Take the first step towards making your agricultural aspirations a reality & secure your slice of countryside paradise today.

Public Driving Directions: From Abilene, head North on Hwy 351, turn right on CR 152, left on CR 150, property is down on the right. Positioned just a short drive from Abilene, residents of this property enjoy the best of both worlds – the peaceful seclusion of rural

living paired with convenient access to urban amenities.

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. Part of property showing in Clyde ISD and part in Eula ISD **Buyer to Verify all Schools & Utilities** Acreage & Price were adjusted 05-03-24

IntraOffice Remarks: **Buyer to Verify all Schools & Utilities** Tract 23 Acreage & Price were adjusted 05-03-24

Seller Concessions YN:

Agent/Office Information

CDOM: 888 **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
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 10:58

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