

3196 FM 2111, Ballinger, Texas 76821

MLS#: 21387437 **N** Active
 Property Type: Land

[3196 FM 2111 Ballinger, TX 76821](#)
 SubType: Ranch

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

Recent: 09/17/2026 : NEW



Subdivision: None
 County: Runnels
 Country: United States
 Parcel ID: [R000020021](#)
 Lot: Block:
 Spcl Tax Auth:

Lst \$/Acre: \$6,305.64

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No
 PID: No

Land SqFt: 587,189 Acres: 13.480 \$/Lot SqFt: \$0.14
 Lot Dimen: Will Subdv: No

HOA: None
 HOA Website:
 HOA Management Email:

HOA Co:

General Information

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Ballinger ISD
 Elementary: Ballinger
 Primary:

Middle:
 Jr High: Ballinger

High: Ballinger
 Sr High:

Features

Lot Description: Acreage
 Lot Size/Acres: 10 to < 50 Acres
 Present Use:
 Zoning Info: Agriculture
 Development: Unzoned
 Street/Utilities: All Weather Road
 Road Front Desc: Highway
 Road Surface: Asphalt
 Surface Rights:
 Waterfront:

Restrictions: No Known Restriction(s)
 Easements: Other
 Type of Fence: None
 Exterior Bldgs:

Miscellaneous:
 Road Frontage:
 Possession: Closing/Funding
 Showing: Special

Remarks

Property Description: Discover the possibilities on this 13.48-acre property just west of Ballinger. The acreage offers a mix of open pasture and scattered native vegetation, providing a versatile setting for a homesite, small ranch, recreational use, or agricultural purposes. With road frontage and easy access, the property offers convenience while still providing the space and privacy that come with acreage. The open terrain provides plenty of room for livestock, horses, gardening, or simply enjoying the wide-open West Texas landscape.

Public Driving Directions: Go West of Ballinger on Hwy 158 Property is at the Corner of Hwy 158 and FM 2111

Seller Concessions YN:

Agent/Office Information

CDOM: 3

DOM: 3

LD: 09/15/2026 XD: 03/12/2027

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene/Tuscola \(TRLAB\) 325-261-0319](#)

LO Fax:

Brk Lic: 0432195

LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562

LO Email:

List Agt: [Brandi Wiesen \(0751416\) 307-630-3110](#)

LA Cell: 307-630-3110

LA Fax:

LA Email: [Brandiwiesen@gmail.com](#)

LA Othr: (307) 630-3110

LA/LA2 Texting: Yes/

LA Website:

LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

Call:
 Keybox #: 1111

Appt:
 Keybox Type: Other

Owner Name: Box
 Seller Type: Standard/Individual

Show Instr: Call or Text Brandi when showing 307-630-3110
Show Allowed: Yes
Show Srvc: None
Showing: Special

Prepared By: Christina Prince Trinity Ranch Land Abilene/Tuscola on 09/18/2026 12:32

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