

TBD TBA Cnty Road 100, Abilene, Texas 79601

MLS#: 21087418 \$ Active

Property Type: Land

[TBD TBA Cnty Road 100 Abilene, TX 79601](#)

SubType: Ranch

LP: \$229,500

OLP: \$243,000

Recent: 11/30/2025 : DOWN : \$243,000->\$229,500



HOA: None
HOA Website:
HOA Management Email:

HOA Co:

Subdivision: NA

County: Callahan

Country: United States

Parcel ID: [R003859](#)

Lot: Block:

Legal: 27AC to be sur - 80.200 394 14 67 T & P RY R67323)

Unexempt Tx: \$52

Spcl Tax Auth:

Lst \$/Acre: \$8,500.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Lots: 1

Lots Sold Sep:

Lots Sld Pkg:

Land SqFt: 1,176,120

Acres: 27.000

\$/Lot SqFt: \$0.20

Appraiser:

Subdivided: No

Lot Dimen:

Will Subdv: No

General Information

Crop Retire Prog:

Land Leased:

AG Exemption: Yes

Lakes:

Tanks/Ponds: 1

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

Lot Size/Acres: 10 to < 50 Acres

Present Use: Agricultural, Development, Hunting/Fishing, Investment, Livestock

Proposed Use: Agricultural, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Pasture, Ranch, Residential, Single Family

Zoning Info: nA

Development: Unzoned

Street/Utilities: All Weather Road, Electricity Available, Rural Water District

Road Front Desc: County Road

Road Surface: Gravel

Crops/Grasses: Native

Soil: Clay, Sandy Loam

Restrictions: Deed, No Mobile Home

Easements: Utilities, Water Lines

Documents: Aerial Photo

Type of Fence: Barbed Wire, Partial

Exterior Bldgs:

Miscellaneous:

Road Frontage:

Special Notes: Aerial Photo

Prop Finance: 1031 Exchange, Cash, Conventional, Federal Land Bank, Owner Will Carry

Possession: Closing/Funding

Showing: Appointment Only

Plat Wtrfn Bnd:

Lake Pump:

Surface Rights:

Waterfront:

Vegetation: Grassed, Partially Wooded

Horses: Yes Dock Permitted:

Remarks

Property Description:

Escape to the country life with this exceptional 27-acre tract just 15 minutes from Abilene. Located near Lake Fort Phantom Hill, a cutting-edge AI facility, and a major data center, this property blends rural tranquility with convenient access to modern infrastructure and amenities. This is one of four recently subdivided parcels and offers a versatile opportunity for a private homesite, recreational getaway, or small-scale ranching operation. The land enjoys easy access via a well-maintained county road, with a Hamby water line along the north boundary and a water meter available. Electricity is available at the road frontage. A custom gate entrance will be required. The property features a dry tank that, with a bit of work, could be transformed into a stocked pond—perfect for fishing or attracting wildlife. The landscape is a mix of open space and partial tree coverage, including Mesquite, Oak, hackberry, and shinnery, creating excellent habitat for deer, turkey, and other native species. Native grasses support livestock grazing, and the southern portion of the tract offers gentle elevation—ideal for building a secluded home with scenic views. Light deed restrictions are in place to protect your investment: no mobile homes and no further subdividing into parcels smaller than 10 acres. Additional acreage is available if more space is desired. Enjoy the serenity of country living with the convenience of nearby shopping, dining, and schools—this is Texas living at its best.

Public Driving Directions:

Call or text listing agents for a pin drop to the gate.

Private Rmks: Aerial in documents

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

CDOM: 49 **DOM:** 49 **LD:** 10/13/2025 **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: 432-557-4981
List Agt 2: [Sam Stephens](#) (0843435) 432-557-4981 **LA2 Email:** Sam@trinityranchland.com
LA Website: **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent, Office **Appt:** 432-557-4981 **Owner Name:** SM Land Investments
Keybox #: 000 **Keybox Type:** Combo **Seller Type:** Standard/Individual
Show Instr: Call or text Karen 325-668-3604 or Sam 432-557-4981, Need truck or ATV to show. Close gates.
Show Allowed: Yes
Show Srvc: None
Occupancy: Owner **Open House:**
Showing: Appointment Only
Surveillance Devices Present: None
Consent for Visitors to Record: Audio, Video

Prepared By: Yvette Corona Pettit Trinity Ranch Land Abilene on 12/01/2025 13:28

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