

## 201 FM 1750, Abilene, Texas 79602

**MLS#:** 21370887 **N** Active  
**Property Type:** Residential

**201 FM 1750 Abilene, TX 79602-7703**  
**SubType:** Single Family

**LP:** \$2,200,000  
**OLP:** \$2,200,000

**Recent:** 08/27/2026 : NEW



**Also For Lease:** N  
**Subdivision:** Wylie ISD Rural Abstracts  
**County:** Taylor  
**Country:** United States  
**Parcel ID:** [42707](#)  
**Parcel ID 2:** 1002577, 994288  
**Lot:** **Block:**  
**Legal:** A0968 SUR 34 L A L NW/4, ACRES 3.194  
**Unexmpt Tx:** \$5,066  
**Lst \$/SqFt:** \$993.68  
**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** Yes **MUD Dst:** No  
**PID:**No

**Beds:** 4 **Tot Bth:** 2 **Liv Area:** 1  
**Fireplc:** 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No  
**Half Bath:** 0 **Adult Community:**

**Smart Home App/Pwd:** No

**SqFt:** 2,214/Public Records  
**Appraiser:**  
**Yr Built:** 2012/Public Records/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** None  
**HOA Mgmt Email:**

**Hdcp Am:** No  
**Horses?:** Yes  
**Prop Attached:** Yes  
**Acres:** 66.460  
**Garage:** Yes/2  
**Attch Gar:** Yes  
**# Carport:** 0  
**Cov Prk:** 2  
**Gar Size:** 26x24  
**HOA Co:**  
**HOA Website:**

#### School Information

**School Dist:** Wylie ISD, Taylor Co.  
**Elementary:** Wylie East  
**Primary:** Wylie West  
**Intermediate:** Wylie West  
**Middle:**  
**Jr High:** Wylie East  
**High:** Wylie  
**Sr High:**

#### Rooms

| Room        | Dimen / Lvl | Features  |
|-------------|-------------|-----------|
| Living Room | 21 x 20 / 1 | Fireplace |
| Kitchen     | 16 x 12 / 1 |           |

| Room            | Dimen / Lvl | Features |
|-----------------|-------------|----------|
| Dining Room     | 16 x 9 / 1  |          |
| Bedroom-Primary | 16 x 12 / 1 |          |

#### General Information

|                                                                       |                                                                              |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Housing Type:</b> Farm/Ranch House                                 | <b>Fireplace Type:</b> Electric, Living Room                                 |
| <b>Style of House:</b>                                                | <b>Flooring:</b> Tile, Wood                                                  |
| <b>Lot Size/Acres:</b> 50 to =< 100 Acres                             | <b>Levels:</b> 1                                                             |
| <b>Alarm/Security:</b> Security Gate                                  | <b>Type of Fence:</b> Barbed Wire, Cross Fenced, Gate, Perimeter, Pipe, Wood |
| <b>Soil:</b> Clay, Sandy Loam                                         | <b>Cooling:</b> Ceiling Fan(s), Central Air, Electric                        |
| <b>Heating:</b> Central, Electric, Fireplace(s)                       | <b>Accessible Ft:</b>                                                        |
| <b>Roof:</b> Metal                                                    | <b>Patio/Porch:</b>                                                          |
| <b>Construction:</b> Concrete, Metal Siding, Rock/Stone, Steel Siding | <b>Road Frontage:</b> FM Road                                                |
| <b>Road Surface:</b>                                                  | <b>Vegetation:</b> Brush, Cleared, Grassed, Partially Wooded                 |
| <b>Crops/Grasses:</b>                                                 | <b>Special Notes:</b>                                                        |
| <b>Foundation:</b> Slab                                               | <b>Listing Terms:</b> Cash, Conventional                                     |
| <b>Basement:</b> No                                                   |                                                                              |
| <b>Possession:</b> Closing/Funding                                    |                                                                              |

#### Features

**Appliances:** Dishwasher, Electric Cooktop, Electric Oven, Microwave, Oven-Double, Refrigerator  
**Interior Feat:** Built-in Features, Cable TV Available, Granite Counters, High Speed Internet Available, Kitchen Island, Pantry, Walk-In Closet(s)  
**Exterior Feat:** Covered Patio/Porch, Rain Gutters, Lighting, Private Entrance, RV Hookup, Stable/Barn, Storage  
**Park/Garage:** Garage Single Door, Concrete, Driveway, Electric Gate, Garage Faces Side, RV Access/Parking  
**Street/Utilities:** All Weather Road, Asphalt, Cable Available, City Sewer, City Water, Dirt, Electricity Connected, Gravel/Rock  
**Lot Description:** Acreage, Agricultural, Native - Mesquite, Pasture, Rolling Slope, Tank/ Pond, Undivided  
**Proposed Use:** Agricultural, Cattle, Equine, Horses, Ranch  
**Present Use:** Agricultural, Cattle, Commercial, Grazing, Horses, Livestock, Mobile Home, Multi-Family, Pasture, Ranch

**Other Structures:** Arena, Barn(s), Bunk House, Corral(s), Covered Arena, Garage(s), Mobile Home, Residence, RV/Boat Storage, Stable(s), Storage  
**Restrictions:** No Known Restriction(s)  
**Miscellaneous:** Cattle Working Pen, Fenced for Cattle, Fenced for Horses, Loading Chute, Outdoor Arena, Perm. Squeeze Chutes, Walker  
**Other Equipment:**

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**Farm & Ranch Information**


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**# Residences:** 3      **Pasture Acres:** 31.00      **Crop Retire Prog:**  
**# Tank/Pond:** 1      **Cultivate Acres:**      **Aerial Photo Avl:**  
**# Barns:**      **Bottom Lnd Acres:**      **AG Exemption:** Yes      **Road Frontage:**  
**Wells:** 0

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**Barns Information**


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**Barn(s) - Stalls/Size:** 14/

**Show Barn - Stalls/Size:** 11/

**Horse Amenities:** Arena, Breeding Barn, Electric to Barn, Equipment Barn, Hay Barn, Holding Pens, Indoor Arena, Living Quarters, Stable(s), Tack Room, Wash Rack, Water to Barn

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**Remarks**


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**Property Description:** This premier cutting horse training facility in Potosi, just 15 minutes from Abilene & approximately 2 hours from the Fort Worth Stockyards. Designed for the serious horseman, trainer or competitor, this exceptional property combines professional-grade equestrian improvements, cattle facilities, multiple residences & the space to operate a first-class performance horse program. The 100'x100' covered riding arena features a Big Ass Fan, fly-prevention system, automatic water, 11 gated stalls & 8 tie-down stalls. The Sweetwater Barn offers 14 oversized 12'x16' gated stalls, vet & tack rooms, automatic water & fly-prevention system. A Priefert 40' 6-horse Free Flow Walker provides additional conditioning capabilities. A 240'x140' outdoor roping arena with 37' breaking pen complements the training facilities. Seven turnout traps ranging from approximately 1-6.5 acres feature cover & automatic water. A separate 2± acre cross-fenced cattle pen includes cover, automatic water, cattle loading area & squeeze chute. An additional 36± acre fenced pasture with pond provides room for grazing, horses or cattle. The hay & commodity barn provides excellent storage plus 2 apartments with kitchenette & refrigerator. RV hookups are located on the south side, adding convenience for guests, employees or traveling competitors. The custom-built 4BR, 2BA main home offers an oversized 2-car garage, utility room, tile & manufactured wood flooring, appliances that convey & an inviting in-ground pool—the perfect place to relax after a day in the saddle. A separate 3BR, 2BA doublewide foreman's home provides additional housing for staff, family or guests. Whether your focus is cutting, cow horses, roping, breeding, training, boarding or a private equestrian operation, this outstanding property offers the infrastructure, versatility & location rarely found together. Enjoy the freedom of a West Texas horse property while remaining minutes from Abilene shopping, dining & amenities.

**Excludes:** All farm & horse equipment that is not fixed or attached.

**Public Driving Directions:** From intersection of Hwy 36 and FM 1750, drive west on FM 1750 for .3 miles to gated entrance on the left. All acreage, measurements, distances, & other information are approximate. Buyer & Buyer's Agent to verify all information, including acreage, utilities, schools, taxes, & property features.

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**Financial Information**


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**Loan Type:** Treat As Clear      **Bal:**      **Payment:**  
**Pmt Type:**      **Lender:**      **Orig Date:**      **2nd Mortg:** No  
**Seller Concessions:**

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**Agent/Office Information**


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**CDOM:** 3      **DOM:** 3      **LD:** 08/25/2026      **XD:**  
**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](mailto:karen@trinityranchland.com)      **LA Othr:**      **LA/LA2 Texting:**  
**LA2 Cell:** 432-557-4981  
**List Agt 2:** [Sam Stephens \(0843435\) 432-557-4981](#)      **LA2 Email:** [Sam@trinityranchland.com](mailto:Sam@trinityranchland.com)  
**LA Website:**      **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

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**Showing Information**


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**Call:** Agent      **Appt:** 325-668-3604      **Owner Name:** Ashlock  
**Keybox #:** 0000      **Keybox Type:** None      **Seller Type:** Standard/Individual  
**Show Instr:** Proof of funds or Pre-Approval Letter required. 2 hours notice needed. One of the listing agents must be present at showing. Karen 325-668-3604, Brandi Wiesen 307-630-3110, Sam Stephens 432-557-4981  
**Show Allowed:** Yes  
**Show Srvc:** None  
**Showing:** Call-Key Box, Combination Lock Box

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Prepared By: Christina Prince Trinity Ranch Land Abilene/Tuscola on 08/28/2026 14:49

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