

TBD TBA County Road 100, Abilene, Texas 79601

MLS#: 21085961 \$ Active

Property Type: Land

TBD TBA County Road 100 Abilene, TX 79601

SubType: Ranch

LP: \$133,000

OLP: \$140,000

Recent: 11/30/2025 : DOWN : \$140,000->\$133,000



Lst \$/Acre: \$9,500.00

Subdivision: NA

County: Callahan

Country: United States

Parcel ID: [R003859](#)

Lot: Block:

Legal: ACRES: 80.200 394 14 67 T & P RY R67323)

Unexempt Tx: \$96

Spcl Tax Auth:

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Lots: 1

Lots Sold Sep:

Lots Sld Pkg:

Land SqFt: 609,840

Acres: 14.000

\$/Lot SqFt: \$0.22

Appraiser:

Subdivided: No

Lot Dimen:

Will Subdv: Subdivided

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog:

AG Exemption: Yes

Lakes:

Wells:

Pasture Acres: 14.00

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, Horses, Hunting/Fishing, Livestock, Pasture, Ranch, Residential, Single Family

Zoning Info: nA

Development: Unzoned

Street/Utilities: 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: 14 Acres just NE of Abilene, TX. Located 15 minutes from Abilene and in close proximity to Lake Fort Phantom Hill, AI facility and data center. This tract is one of four already subdivided and fenced on two sides. County maintained road with 12 inch water line (buried) and water meter available. Electricity readily available along county road. Partially wooded with majority being Mesquite, some Oak, shinnery, and hackberry. Perfect cover for deer, turkey and other wildlife. Native grasses for grazing livestock. Natural privacy for homesite. Deed restrictions protect future value, prohibiting mobile homes. More acreage available. Great location close to shopping, restaurants, colleges, yet far enough to enjoy the peaceful country living.

Public Driving Directions: Call or text listing agents for a pin drop to the gate.

Private Rmks: Deed restrictions & Aerial in documents

Seller Concessions YN:

Agent/Office Information

CDOM: 50

DOM: 50

LD: 10/12/2025 XD: 10/10/2026

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene](#) (TRLAB) 325-216-9022

LO Fax: 254-725-4184 Brk Lic: 0432195

LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562

LO Email: karen@trinityranchland.com

List Agt: [Sam Stephens \(0843435\) 432-557-4981](#)
LA Email: Sam@trinityranchland.com

List Agt 2: [Karen Lenz](#) (0432195) 325-668-3604
LA Website:

LA Cell: 432-557-4981 **LA Fax:**
LA Othr: **LA/LA2 Texting:** Yes/Yes
LA2 Cell: 325-668-3604
LA2 Email: karen@trinityranchland.com
LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

Call:	Agent, Office	Appt:	325-668-3604	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 13:19

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