

# Tract 14 AC CR 105, Abilene, Texas 79601

**MLS#:** 21190108 **N Active**  
**Property Type:** Land

**Tract 14 AC CR 105 Abilene, TX 79601**  
**SubType:** Ranch

**LP:** \$116,130  
**OLP:** \$116,130

**Recent:** 02/25/2026 : **NEW**



**Subdivision:** 1942 - T&P  
**County:** Callahan  
**Country:** United States  
**Parcel ID:** [R008556](#)  
**Lot:** **Block:**  
**Legal:** 14 ac out of: 72.571 Abst 1398 Blk 14 Sec 64 T & P  
**Spcl Tax Auth:**  
**Lst \$/Acre:** \$8,295.00  
**Lake Name:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**No

**Land SqFt:** 609,840 **Acres:** 14.000 **\$/Lot SqFt:** \$0.19  
**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 **# Lakes:**  
**Land Leased:** No **# Tanks/Ponds:**  
**AG Exemption:** Yes **# Wells:**  
**Pasture Acres:** 14.00  
**Cultivated Acres:**  
**Bottom Land Ac:**

### School Information

**School Dist:** Eula ISD  
**Elementary:** Eula **Middle:**  
**Primary:** **Jr High:** Eula **High:** Eula  
**Sr High:**

### Features

**Lot Description:** Acreage, Agricultural, Native - Mesquite, Pasture  
**Lot Size/Acres:** 10 to < 50 Acres **Restrictions:** Deed, No Mobile Home  
**Present Use:** Agricultural, Grazing **Easements:** Pipeline, Utilities  
**Proposed Use:** Agricultural, Barndominium, Equine, Grazing, **Documents:** Aerial Photo, Plat Approved  
 Horses, Hunting/Fishing, Investment, Livestock, Pasture, Poultry, Recreational, Sheep/Goats, Single Family  
**Zoning Info:** Not Zoned **Type of Fence:** Barbed Wire  
**Development:** Unzoned **Exterior Bldgs:**  
**Street/Utilities:** All Weather Road, Dirt, Electricity Available, Gravel/Rock, Outside City Limits, Rural Water District  
**Road Front Desc:** County Road **Miscellaneous:**  
**Road Surface:** Dirt, Gravel **Road Frontage:**  
**Crops/Grasses:** Native **Special Notes:** Aerial Photo, Deed Restrictions  
**Soil:** Clay, Sandy Loam **Prop Finance:** Cash, Conventional, Federal Land Bank, Owner Will Carry, Texas Vet  
**Surface Rights:** **Possession:** Closing/Funding  
**Waterfront:** **Showing:** Appointment Only  
**Vegetation:** Heavily Wooded **Plat Wtrfn Bnd:**  
 - Stalls/Size: /

### Remarks

**Property Description:** 14-ac parcel, to be surveyed out of a larger tract. Positioned just a short 15 drive from Abilene, residents of this property enjoy the best of both worlds – the peaceful seclusion of rural living paired with convenient access to city amenities. An great blend of tree cover & open spaces. This picturesque property boasts a mix of sprawling Mesquite groves & open terrain, creating a diverse & captivating landscape. With fertile soil, fair rains 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. 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. Buyer to Verify all Schools & Utilities  
**Public Driving Directions:** From Abilene, head North on Hwy 351, turn right on CR 152, left on CR 150, go to next CR 155 & 105 & turn right, property is down on the right.

