

## Tract 8 CR 107, Abilene, Texas 79601

**MLS#:** 20548960 Active  
**Property Type:** Land

**Tract 8 CR 107 Abilene, TX 79601**  
**SubType:** Ranch

**LP:** \$91,875  
**OLP:** \$91,875



**HOA:** None  
**HOA Website:**  
**HOA Management Email:**

**HOA Co:**

**Subdivision:** T & P R R Company Surv Abs 110  
**County:** Callahan  
**Country:** United States  
**Parcel ID:** [R005406](#)  
**Lot:** 8 **Block:** 14  
**Legal:** ACRES: 306.670 ABST 1107 BLK 14 SEC 64 T & P  
**Spcl Tax Auth:**

**Lst \$/Acre:** \$8,749.17  
**Lake Name:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:**

**Land SqFt:** 457,424 **Acres:** 10.501 **\$/Lot SqFt:** \$0.20  
**Appraisr:** **Subdivided:** Yes  
**Lot Dimen:** **Will Subdv:** Subdivided  
**Land Leased:** No

#### General Information

**Crop Retire Prog:** **# Lakes:** **Pasture Acres:** 10.00  
**Land Leased:** No **# Tanks/Ponds:** **Cultivated Acres:**  
**AG Exemption:** Yes **# Wells:** **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, Cleared, Level, Pasture  
**Lot Size/Acres:** 10 to < 50 Acres **Restrictions:** Deed  
**Present Use:** Agricultural **Easements:** Water Lines  
**Proposed Use:** Agricultural, Barndominium, Cattle, Grazing, **Documents:** Aerial Photo, Feasibility Study  
 Horses, Investment, Livestock, Ranch,  
 Recreational, Residential  
**Zoning Info:** Not Zoned **Type of Fence:**  
**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:**  
**Crops/Grasses:** Native **Special Notes:**  
**Soil:** Black, Rocky/Shale, Sandy Loam **Prop Finance:** Cash, Conventional, Owner Will Carry, Texas Vet  
**Surface Rights:** **Possession:** Closing/Funding  
**Waterfront:** **Showing:** Appointment Only  
**Horses:** Yes **Dock Permitted:** **Lake Pump:**

#### Remarks

**Property Description:** Nestled just 20 miles Northeast of Abilene lies a serene expanse of 10.501 acres, beckoning those yearning to escape the hustle and bustle of city life. This pristine parcel of land offers an idyllic canvas for realizing dreams of a rural retreat. Whether envisioning the construction of a new home, cultivating a flourishing farmstead, or nurturing a bountiful peach orchard & garden oasis, the possibilities are as boundless as the Texas skies above. Here, the essence of country living harmonizes with the convenience of urban proximity. Immerse yourself in the tranquility of rural landscapes while still enjoying easy access to the amenities & opportunities of the nearby city. With water & electricity readily available at the county road, the groundwork is laid for crafting a lifestyle defined by both comfort and self-sufficiency. With great fertile soil, beautiful Texas views and additional land available, come take a look! Own a piece of Texas now!

**Public Driving Directions:** From Abilene, head North on Hwy 351, turn right on CR 100, turn left on CR 107 -property is on the right. Positioned just a short drive from Abilene, residents of the property enjoy the best of both worlds – the peaceful seclusion of rural living paired with convenient access to town.

**Private Rmks:** Property is fenced along the county road. Buyer will need to fence remaining property and may can share that expense with neighboring properties. See aerial in documents for tracts available & restrictions. Owner financing available.

Options: Maximum 15 year term, 10% down, 10% interest or 20% down 8.5% interest. Prepayment penalty if paid off in the first 5 years. \*\*Buyer to Verify all Schools & Utilities\*\*

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

**CDOM:** 456 **DOM:** 456 **LD:** 02/29/2024 **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](mailto:karen@trinityranchland.com) **LA Othr:** **LA/LA2 Texting:**

**LA2 Cell:** 325-665-4695

**List Agt 2:** [Jon Rogers](#) (0692240) 325-665-4695 **LA2 Email:** [mike@trinityranchland.com](mailto:mike@trinityranchland.com)

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

**Showing Information**

**Call:** Agent, Office **Appt:** 3256683604 **Owner Name:** SM Land Investments

**Keybox #:** 000 **Keybox Type:** None **Seller Type:** Standard/Individual

**Show Instr:** Call or text listing agents for showing or call office.

**Show Srvc:** None

**Occupancy:** Owner **Open House:**

**Showing:** Appointment Only

**Surveillance Devices Present:** None

**Consent for Visitors to Record:** Audio, Video

Prepared By: Lori Jobe Trinity Ranch Land Cisco on 07/07/2025 14:44

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