

# TBD TBA County Road 100, Abilene, Texas 79601

MLS#: 21086969 \$ Active

Property Type: Land

TBD TBA County Road 100 Abilene, TX 79601

SubType: Ranch

LP: \$167,200

OLP: \$176,700

Recent: 11/30/2025 : DOWN : \$176,700->\$167,200



Lst \$/Acre: \$8,800.00

Subdivision: NA

County: Callahan

Country: United States

Parcel ID: [R003859](#)

Lot: Block:

Legal: 19AC to be sur - 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: 827,640

Acres: 19.000

\$/Lot SqFt: \$0.20

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: 19.00

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, Grazing, Horses, Hunting/Fishing, Investment, 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:

Discover the perfect blend of privacy, convenience, and natural beauty with this 19-acre tract located just 15 minutes from Abilene. Situated near Lake Fort Phantom Hill, an AI facility, and a major data center, this property offers an excellent opportunity for a private homesite, recreational retreat, or small ranch. One of four tracts recently subdivided, this parcel features easy access via a county-maintained road, with a Hamby water line along the north side and a water meter available. Electricity is readily accessible along the road frontage. The land is partially wooded, with a mix of Mesquite, Oak, shinnery, and hackberry providing ideal cover for deer, turkey, and other native wildlife. Native grasses throughout support livestock grazing, and the southern portion of the property offers a slight elevation—ideal for a secluded homesite with scenic views. Deed restrictions are in place to protect your investment, including no mobile homes and no further subdividing into parcels smaller than 10 acres. Additional acreage is available if more space is desired. Enjoy peaceful country living just minutes from Abilene's shopping, dining, and educational amenities—truly the best of both worlds.

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:** 50

**DOM:** 50

**LD:** 10/12/2025 **XD:**

**List Type:** Exclusive Right To Sell

**List Off:** [Trinity Ranch Land Cross Plains \(TRLCP1\)](#) 254-725-4181

**LO Addr:** 225 SW 5th Cross Plains, Texas 76443

**List Agt:** [Karen Lenz \(0432195\)](#) 325-668-3604

**LA Email:** [karen@trinityranchland.com](mailto:karen@trinityranchland.com)

**LO Fax:** 855-398-4520

**Brk Lic:** 0432195

**LO Email:**

**LA Cell:** 325-668-3604

**LA Fax:** 254-725-4184

**LA Othr:**

**LA/LA2 Texting:** Yes/Yes

**LA2 Cell:** 432-557-4981

**LA2 Email:** [Sam@trinityranchland.com](mailto:Sam@trinityranchland.com)

**List Agt 2:** [Sam Stephens](#) (0843435) 432-557-4981

**LA Website:**

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

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**Showing Information**

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**Call:** Agent, Office

**Appt:** 432-557-4981

**Owner Name:** SM Land Inv

**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

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Prepared By: Yvette Corona Pettit Trinity Ranch Land Abilene on 12/01/2025 13:22

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