

# 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**



**HOA:** None

**HOA Co:**

**HOA Website:**

**HOA Management Email:**

**Subdivision:** NA **Lst \$/Acre:** \$8,800.00

**County:** Callahan

**Lake Name:**

**Country:** United States

**Parcel ID:** [R003859](#)

**Plan Dvlpm:**

**Lot:** Block:

**MultiPrcl:** No **MUD Dst:** No

**Legal:** 19AC to be sur - 80.200 394 14 67 T & P RY R67323

**Unexempt Tx:** \$96

**PID:** No

**Spcl Tax Auth:**

**# Lots:** 1 **Lots Sold Sep:**

**Lots Sld Pkg:**

**Land SqFt:** 827,640 **Acres:** 19.000 **\$/Lot SqFt:** \$0.20

**Appraisr:** **Subdivided:** No

**Lot Dimen:** **Will Subdv:** Subdivided

**HOA:** None

**HOA Co:**

**HOA Website:**

**HOA Management Email:**

## General Information

**Crop Retire Prog:**

**# Lakes:**

**Pasture Acres:** 19.00

**AG Exemption:** Yes

**# Wells:**

**Bottom Land Ac:**

## School Information

**School Dist:** Eula ISD

**Middle:**

**High:** Eula

**Elementary:** Eula

**Jr High:** Eula

**Sr High:**

**Primary:**

## Features

**Lot Description:** Acreage, Agricultural

**Restrictions:**

Deed, No Mobile Home

**Lot Size/Acres:** 10 to < 50 Acres

**Easements:**

Utilities, Water Lines

**Present Use:** Agricultural, Development, Hunting/Fishing, Investment, Livestock

**Proposed Use** Agricultural, Grazing, Horses, Hunting/Fishing, Investment, Livestock, Pasture, Ranch, Residential, Single Family

**Type of Fence:**

Barbed Wire, Partial

**Zoning Info:**

**Exterior Bldgs:**

**Development:** Unzoned

**Street/Utilities:** Electricity Available, Rural Water District

**Miscellaneous:**

**Road Front Desc:** County Road

**Road Frontage:**

**Road Surface:** Gravel

**Special Notes:**

**Crops/Grasses:** Native

**Prop Finance:**

**Soil:** Clay, Sandy Loam

Aerial Photo

1031 Exchange, Cash, Conventional, Federal

**Surface Rights:**

Land Bank, Owner Will Carry

**Waterfront:**

Closing/Funding

**Vegetation:** Grassed, Partially Wooded

Appointment Only

**Horses:** Yes **Dock Permitted:**

**Plat Wtrfn Bnd:**

**Lake Pump:**

## 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)

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

**LA Website:**

**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)

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

#### Showing Information

**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

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

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