

TBD TBA Cnty Road 100, Abilene, Texas 79601

MLS#: 21087418 N Active
Property Type: Land

TBD TBA Cnty Road 100 Abilene, TX 79601
SubType: Ranch

LP: \$243,000
OLP: \$243,000

Recent: 10/15/2025 : NEW



Subdivision: NA
County: Callahan
Country: United States
Parcel ID: R003859
Lot: Block:
Legal: 27AC to be sur - 80.200 394 14 67 T & P RY R67323)
Unexmpt Tx: \$52
Spcl Tax Auth:

Lst \$/Acre: \$9,000.00
Lake Name:
Plan Dvlpm:
MultiPrcl: No MUD Dst: No
PID:No

# Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
Land SqFt:	1,176,120	Acres:	27.000	\$/Lot SqFt:	\$0.21
Appraiser:				Subdivided:	No
Lot Dimen:				Will Subdv:	No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Crop Retire Prog:
Land Leased:
AG Exemption: Yes

Lakes:
Tanks/Ponds: 1
Wells:

Pasture Acres: 27.00
Cultivated Acres:
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: All Weather Road, 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:

Escape to the country life with this exceptional 27-acre tract just 15 minutes from Abilene. Located near Lake Fort Phantom Hill, a cutting-edge AI facility, and a major data center, this property blends rural tranquility with convenient access to modern infrastructure and amenities. This is one of four recently subdivided parcels and offers a versatile opportunity for a private homesite, recreational getaway, or small-scale ranching operation. The land enjoys easy access via a well-maintained county road, with a Hamby water line along the north boundary and a water meter available. Electricity is available at the road frontage. A custom gate entrance will be required. The property features a dry tank that, with a bit of work, could be transformed into a stocked pond—perfect for fishing or attracting wildlife. The landscape is a mix of open space and partial tree coverage, including Mesquite, Oak, hackberry, and shinnery, creating excellent habitat for deer, turkey, and other native species. Native grasses support livestock grazing, and the southern portion of the tract offers gentle elevation—ideal for building a secluded home with scenic views. Light deed

restrictions are in place to protect your investment: no mobile homes and no further subdividing into parcels smaller than 10 acres. Additional acreage is available if more space is desired. Enjoy the serenity of country living with the convenience of nearby shopping, dining, and schools—this is Texas living at its best.

**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: 2

DOM: 2

LD: 10/13/2025

XD: 10/10/2026

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

LA Othr:

LA/LA2 Texting: Yes/Yes

LA2 Cell: 432-557-4981

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

LA2 Email: Sam@trinityranchland.com

LA Website:

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

Showing Information

Call: Agent, Office

Appt: 432-557-4981

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: Karen Lenz Trinity Ranch Land Cross Plains on 10/15/2025 10:03

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