

TBD County Road 100, Abilene, Texas 79601

MLS#: 21030392 **N** Active
Property Type: Land

TBD County Road 100 Abilene, TX 79601
SubType: Ranch

LP: \$1,151,465
OLP: \$1,151,465

Recent: 08/12/2025 : NEW



Subdivision: NA

County: Callahan

Country: United States

Parcel ID: [R008035](#)

Parcel ID 2: R005406

Lot: **Block:** 14

Legal: ACRES: 236.854 ABST 1107 BLK 14 SEC 64 T & P

Unexempt Tx: \$507

Spcl Tax Auth:

Lst \$/Acre: \$6,895.00

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No

PID:No

Land SqFt: 7,274,520

Acres: 167.000

\$/Lot SqFt: \$0.16

Appraiser:

Subdivided: Yes

Lot Dimen:

Will Subdv: Subdivided

Land Leased: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog:

Lakes:

Pasture Acres: 100.00

Land Leased: No

Tanks/Ponds: 2

Cultivated Acres: 67.00

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Clyde Cons ISD

Elementary: Clyde

Middle:

High: Clyde

Primary:

Jr High: Clyde

Sr High:

Intermediate: Clyde

Features

Lot Description: Acreage, Agricultural, Many Trees, Native - Mesquite, Pasture, Tank/ Pond

Lot Size/Acres: Over 100 Acres

Restrictions: Deed

Present Use: Agricultural, Crops and Livestock, Grazing, Investment

Easements: Pipeline

Proposed Use: Agricultural, Cattle, Development, Investment, Livestock, Pasture, Ranch, Recreational, Residential

Documents: Aerial Photo, Feasibility Study

Zoning Info: Not zoned

Type of Fence: Barbed Wire, Cross Fenced, Partial

Development: Unzoned

Exterior Bldgs:

Street/Utilities: Co-op Electric, Electricity Available, Rural Water District

Common Feat:

Barn Informatn: Holding Pens

Special Notes:

Crops/Grasses: Improved Pasture, Native

Prop Finance: Aerial Photo
1031 Exchange, Cash, Conventional, Federal Land Bank

Soil:

Possession: Closing/Funding

Surface Rights:

Showing: Appointment Only

Waterfront:

Vegetation: Partially Wooded

Plat Wtrfn Bnd:

Horses: Yes

Dock Permitted:

Lake Pump:

Remarks

Property Description: 167 Acres of Prime Development & Investment Opportunity – Just NW of Abilene, TX Located just 15 minutes from Abilene and in close proximity to major AI facility and a planned data center, this 167+- acre tract offers outstanding potential for residential development or long-term investment. Featuring a 12 inch water line running along the county road and electricity readily available, infrastructure is already in place to support a new neighborhood or rural homestead community. Recent improvements include a brand-new barbed wire fence along the road frontage. Approximately 60 acres were planted with haygrazer this spring, providing excellent forage or potential lease income. The northern portion of the property offers thick native grasses and mature mesquite trees, creating scenic homesites with natural privacy and great hunting cover. Deed restrictions protect future value, prohibiting mobile homes and requiring a minimum of 10-acre tracts if subdivided. This is a rare opportunity to acquire a well-located, versatile property with strong growth potential near one of West Texas's most rapidly developing areas.

Public Driving Call or text listing agents for a pin drop to the gate.

Directions:

Private Rmks: Deed restrictions & Aerial in documents

Seller Concessions YN:

Agent/Office Information

CDOM: 2

DOM: 2

LD: 08/11/2025

XD: 08/11/2026

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

List Agt 2: [Austin Dunaway](#) (0822315) 325-269-9004

LA2 Email: austin@trinityranchland.com

LA Website:

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

Showing Information

Call: Agent

Appt: 325-668-3604

Owner Name: SM Land Investments

Keybox #: 000

Keybox Type: None

Seller Type: Standard/Individual

Show Instr: Call or text Karen 325-668-3604 or Austin 325-269-9004, Need truck or ATV to show. Close gates, livestock on property.

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 Cross Plains on 08/13/2025 09:59

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