

TBD TBD Cnty Road 100, Abilene, Texas 79601

MLS#: 21122223 N Active
Property Type: Land

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

LP: \$541,350
OLP: \$541,350

Recent: 11/30/2025 : 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: \$116
Spcl Tax Auth: PID:No

Lst \$/Acre: \$6,750.00
Lake Name:
Plan Dvlpm:
MultiPrcl: No MUD Dst: No

Lots: 1 Lots Sold Sep: Lots Sld Pkg:

Land SqFt: 3,493,512 Acres: 80.200 \$/Lot SqFt: \$0.15
Appraisr: Subdivided: No
Lot Dimen: Will Subdv: Yes

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

Crop Retire Prog:
Land Leased:
AG Exemption: Yes

General Information
Lakes:
Tanks/Ponds: 1
Wells:

Pasture Acres: 27.00
Cultivated Acres:
Bottom Land Ac:

School Dist: Eula ISD
Elementary: Eula
Primary:

School Information
Middle:
Jr High: Eula
High: Eula
Sr High:

Lot Description: Acreage, Agricultural
Lot Size/Acres: 50 to =< 100 Acres
Present Use: Agricultural, Development, Grazing, Hunting/Fishing, Investment, Livestock, Pasture, Recreational
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:
Prop Finance: 1031 Exchange, Cash, Conventional, Federal Land Bank
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 country freedom and modern convenience on this premier 82.2-acre tract just 15 minutes from Abilene! With Lake Fort Phantom Hill, a cutting-edge AI facility, and a major data center all close by, this property delivers incredible investment potential while offering the quiet, wide-open lifestyle Texas is known for. This versatile acreage is a rare find—ideal for your dream homesite, a weekend escape, or a small ranching operation. The tract can be subdivided, giving you flexibility to tailor it to your vision. Enjoy easy access from a well-maintained county road, plus a Hamby water line and water meter available along the north boundary. Electricity is already at the road frontage, making building simple and seamless. Imagine transforming the existing dry tank into a beautiful stocked pond—perfect for fishing, wildlife, or simply adding charm to your property. The landscape offers the best of both worlds: open spaces for building and grazing, along with mature mesquite, hackberry, elm, and shinnery providing exceptional

cover for deer, turkey, and other native wildlife. Gentle elevation on the south side creates the ultimate private build site with sweeping views of West Texas and morning sunrises. Light deed restrictions help protect the long-term value of your investment: no mobile homes and no subdividing into tracts under 10 acres. Need more room? Additional acreage is available. If you're looking for serene country living with fast, convenient access to Abilene's shopping, dining, and schools—this is the opportunity you've been waiting for. Don't miss your chance to own a prime piece of Texas land!

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

Directions:

Private Rmks: Aerial in documents

Seller Concessions YN:

Agent/Office Information

CDOM: 8

DOM: 8

LD: 11/22/2025 **XD:** 04/22/2026

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 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: Karen Lenz Trinity Ranch Land Cross Plains on 11/30/2025 09:17

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