

For Sale on Market

# \$159,000

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Subdivision:** R PRICE A-704

**Lotsize:** 435,600

**MLS# / Area:** NTREIS-21239025

Wide-open 10 acres with paved road access—build-ready, highly usable, and just minutes from I-35. Located between West, Texas and Abbott, Texas in sought-after Abbott ISD, this tract offers a rare combination of paved FM 2114 frontage and access from HCR 3204, giving you flexibility, convenience, and long-term value. The property is primarily open pasture with gently rolling terrain, making it ideal for those who want a clean slate to build, design, and utilize the land exactly how they envision. With minimal tree coverage—aside from a few along the county road—you'll benefit from expanded views, easier site prep, and maximum usable acreage. This tract is perfectly suited for buyers who value functionality and flexibility, whether you're planning a custom home, barndominium, or a long-term land investment with room to grow. Utilities are readily available with water through Birome WSC and electricity via Hilco Electric, helping streamline the building process. The property is currently ag exempt for reduced taxes and includes light restrictions to protect long-term value while still allowing custom homes, recreational use, and agricultural activities. With quick access to I-35, you're just minutes from Waco and within a comfortable drive of the DFW Metroplex—making this an ideal option for those looking to enjoy rural living without sacrificing accessibility. If you've been searching for clean, usable acreage with excellent access and unlimited potential—this 10-acre tract is ready for your vision.



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

TBD FM 2114, Abbott, TX 76621

Visit <https://www.har.com/NTREIS-21239025> for more information. Listing Broker: Alyssa Lienau, Texas Realty Group