



322 County Road 146, De Leon, Texas 76444


MLS#:20928744Active

322 County Road 146 De Leon, TX 76444

LP: \$145,000

Property Type: Land

SubType: Unimproved Land



Lst \$/Acre: \$8,219.95

Subdivision: Wolfe Pecanlands Dev 28

County: Comanche

Country: United States

Parcel ID: 000000064024

Lot: 62P

Block:

Legal: WOLFE PECANLANDS DEV 28, LOT 62P & 63P, ACRES

Unexmpt Tx: \$1,706

Spcl Tax Auth:

PID:No

Lake Name:

Plan Dvlpm:

MultiPrcl: No

MUD Dst: No

# Lots: 1

Lots Sold Sep:

Lots Sld Pkg:

Land SqFt: 768,398

Acres: 17.640

\$/Lot SqFt: \$0.19

Appraisr:

Subdivided: No

Lot Dimen:

Will Subdv: No

Land Leased: No

HOA: None

HOA Co:

General Information

Crop Retire Prog: No

Land Leased: No

AG Exemption: No

# Lakes:

# Tanks/Ponds:

# Wells:

Pasture Acres:

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: De Leon ISD

Elementary: Deleon

Middle: Perkins

High: Deleon

Features

Lot Description: Acreage, Brush, Many Trees, Native - Oak, Undivided

Lot Size/Acres: 10 to < 50 Acres

Present Use: Hunting/Fishing, Orchards/Vineyards

Proposed Use: Agricultural, Cattle, Equine, Horses, Hunting/Fishing, Livestock, Orchards/Vineyards, Recreational, Residential, Single Family

Zoning Info: unzoned

Development: Unzoned

Street/Utilities: Co-op Water, Electricity Available, Outside City Limits

Road Front Desc: Easement

Road Surface: Dirt, Gravel

Crops/Grasses: Orchard

Soil:

Restrictions: No Known Restriction(s)

Easements: Access, Utilities

Documents: Survey

Type of Fence: Barbed Wire

Exterior Bldgs:

Miscellaneous:

Road Frontage:

Special Notes:

Prop Finance: 1031 Exchange, Cash, Conventional, FHA, FHA-203K, Texas Vet, USDA Loan, VA Loan

Possession: Closing/Funding

Showing: Go Show-No Appt. Needed

Lake Pump:

Surface Rights:

Waterfront:

Horses: Yes

Dock Permitted:

Remarks

Property Description: SECLUDED AND STUNNING! Imagine owning 17 acres of brushy, hunting paradise nestled outside of a small town where the demands of life fade away! This property beckons to outdoor enthusiasts, hunters and anyone craving a private retreat. Nature reigns supreme here! This untouched gem was an old pecan orchard so the possibilities are truly endless. The brushy undergrowth attracts wildlife galore -deer, pigs and more! Great hunting opportunity! Electricity is available and co-op water line, Comanche County WSC, is at the road. You have plenty of room to build your dream home and then relax and enjoy the views and sounds of nature from your porch! Conveniently located 15 min from De Leon or Comanche, it is the best of both worlds - peace, quiet and solitude yet close to town if you need or want. A short drive from the metroplex and so worth it!

Public Driving Directions: 32.052432, -98.661366 Use GPS coordinates. Google maps will take you to the wrong locations. Sign at gate, easement. Text me and I will drop a pin and send the LandID map.

Agent/Office Information

Lst Ofc: Keller Williams Brazos West

Lst Agt: Kelly Blau

Prepared By: Kelly Blau Keller Williams Brazos West on 07/02/2025 19:46

















Listing History from MLS

MLS #: [20928744](#)

[322 County Road 146 De Leon](#)

Prop Type: LAND

Active



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
ListPrice	06/19/25	06/19/25	05:35 AM	\$158,760	\$145,000	41
MlsStatus	05/09/25	05/09/25	10:17 AM		ACT	

MLS #: [20336035](#)

[TBD County Rd 146 De Leon](#)

Prop Type: LAND

Expired



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MlsStatus	11/25/23	11/26/23	12:10 AM	ACT	EXP	166
ListPrice	10/05/23	10/05/23	03:04 PM	\$123,480	\$113,480	114
MlsStatus	07/19/23	07/19/23	11:01 AM	PND	ACT	36
MlsStatus	06/28/23	07/06/23	09:09 AM	AOC	PND	36
MlsStatus	06/28/23	06/29/23	07:36 AM	ACT	AOC	37
ListPrice	06/21/23	06/21/23	02:18 PM	\$141,120	\$123,480	29
MlsStatus	05/23/23	05/25/23	09:49 PM		ACT	2

MLS #: [20045337](#)

[TBD County Rd 146 De Leon](#)

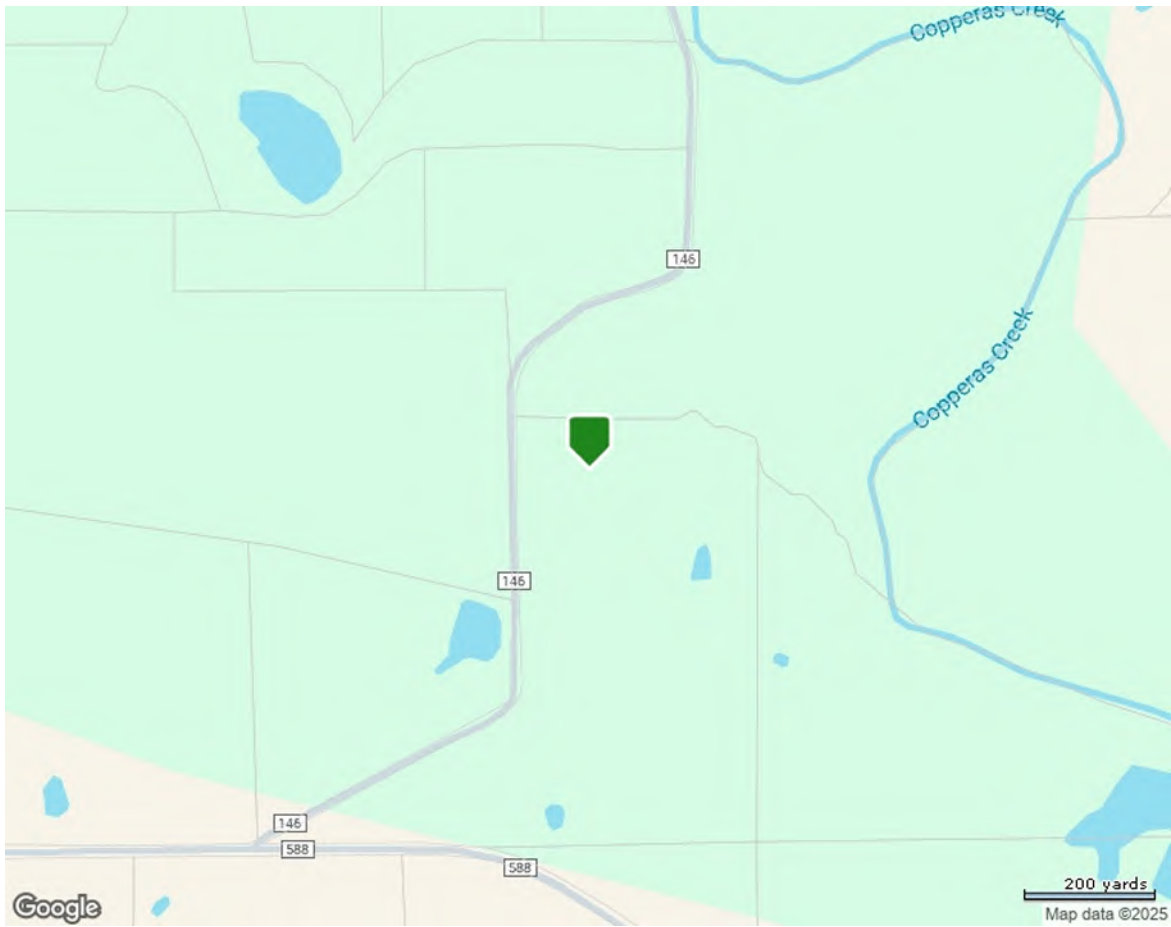
Prop Type: LAND

Expired



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MlsStatus	01/14/23	01/15/23	12:10 AM	ACT	EXP	261
ListPrice	05/11/22	05/11/22	08:54 PM	\$176,400	\$158,760	13
MlsStatus	04/28/22	04/30/22	07:51 AM		ACT	2





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