

# \$140,000 - 574 Hcr 2348, Abbott

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MLS® #20841822

**\$140,000**

3 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 1.00 Acres

LEON CO SCH LD A-517, Abbott, TX

INVESTORS WELCOME!! RARE FIND! This home needs TLC and could qualify for a renovation loan, including an FHA or VA renovation loan! The property has everything you need to enjoy the country life, but is still less than 5 miles to gas, groceries, and I35 for a quick commute to Waco, Fort Worth, or Dallas! This type of property is a rare find: 1 easy to maintain acre, traditional home, sought after Abbott ISD, and an impressive 30x30 workshop. With concrete floors, separate electric meter, and two large 10x10 roll-up doors, this versatile space is perfect for a hobbyist, car enthusiast, or anyone in need of a functional workspace. Pictures have been added displaying some of the work that needs to be done; please inspect these pictures carefully. Listing price reflects known defects and the fact that it needs work--it is being sold AS IS! No repairs will be made, so if you're ready to roll up your sleeves and make this home your own, call your favorite agent today so you don't miss this chance to become part of a community known for its A-rated schools and picturesque small-town charm.



## Essential Information

Days on Market 240

Cumulative Days on Market 426

HOA None

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Price	\$140,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	1.00
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

### Community Information

Address	574 Hcr 2348
Subdivision	LEON CO SCH LD A-517
City	Abbott
County	Hill
State	TX
Zip Code	76621-3211

### Amenities

Utilities	Electricity Available, Electricity Connected, Individual Water Meter, Septic, Co-op Electric, Co-op Water, Gravel/Rock, Outside City Limits
# of Garages	2
Garages	Driveway, Garage, Garage Faces Front, Carport, Concrete, Gravel, Oversized

### Interior

Interior Features	Other, Walk-In Closet(s)
Appliances	None
Kitchen	Ceiling Fan(s), Dual Sinks, Galley Kitchen
Bedroom / Bathroom	Ceiling Fan(s), Ensuite Bath, Linen Closet, Medicine Cabinet, Walk-in Closet(s)
Specialty Rooms	Bedroom
Utility Room	Separate Utility Room
Floors	Laminate, Wood, Combination
Heating	Central, Electric

### Exterior

Exterior Features	Covered Patio/Porch, Storage
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Lot Description	Few Trees, Level
Roof	Metal
Construction	Siding
Foundation	Block, Pillar/Post/Pier

### **Listing Details**

Listing Agent	Lydia Abney
Listing Office	JULIE SIDDONS REALTORS, LLC

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Listing information last updated on October 12th, 2025 at 9:16pm CDT