

**3M Ranch**  
2387 FM 503  
Coleman, TX 76834

**\$3,950,000**  
392± Acres  
Coleman County



**3M Ranch**  
**Coleman, TX / Coleman County**

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**SUMMARY**

**Address**

2387 FM 503

**City, State Zip**

Coleman, TX 76834

**County**

Coleman County

**Type**

Farms, Single Family, Horse Property, Recreational Land

**Latitude / Longitude**

31.815327 / -99.536588

**Dwelling Square Feet**

6,000

**Bedrooms / Bathrooms**

5 / 5

**Acreage**

392

**Price**

\$3,950,000

**Property Website**

<https://ranchrealestate.com/property/3m-ranch-coleman/texas/99647/>



## **3M Ranch**

### **Coleman, TX / Coleman County**

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#### **PROPERTY DESCRIPTION**

The 392± acre 3M Ranch is a rare blend of comfort, infrastructure, and true ranch functionality. With a commanding rock home overlooking a large lake, 6 ponds, multiple pastures, strong surface water, horse facilities, and productive ground for cattle and crops, this is a turnkey operation that works as a family legacy ranch, a working cattle place, or a recreational retreat.

#### **Main Home**

The crown jewel is a beautiful two-story rock home set high with sweeping views across the ranch and water. Built in 2002, the home is approximately 6,000 SF (per owner) and offers a true "legacy ranch house" feel-comfortable, spacious, and designed for hosting.

- 5 bedrooms | 5.5 bathrooms
- Oversized mud room and laundry room with garage entry
- Large living area anchored by a rock fireplace and expansive windows
- Upstairs includes 3 bedrooms, a game room, media room, and balcony
- 3 newer HVAC units

#### **Foreman's Suite**

Located inside the horse barn is a modest apartment-style suite with a full kitchen and full bathroom-ideal for a ranch hand, caretaker, or guests.

#### **Horse Facilities**

Purpose-built equestrian setup with:

- 8 stalls with water
- Hay loft
- Barn layout supports daily functionality and easy feeding/tacking

#### **Surface Water**

Water is a standout feature here with multiple tanks across the property.

- 6 tanks/lakes/ponds total
- One larger, deeper tank/lake approx. 20 ft deep when full and roughly 8-10 acres when full

#### **Land, Hunting, and Wildlife**

The ranch is divided into 8 pastures and offers excellent wildlife habitat. The owner reports strong deer activity when wheat is up, along with turkey, quail, and other native game. Notably, the property has not been hunted in approximately 15 years.

#### **Cattle and Crops**

This is a true mixed-use ranch with both grazing and farming capability.

- Approx. 75 acres in cultivation historically planted in wheat, canola, and Sudan for hay
- Approximately 25 head currently on the ranch for casual ranching

#### **Additional Improvements**

- Equipment barn
- Multiple water taps throughout the ranch

#### **Utilities**

- County water; no well
- Coleman County Electric
- 250-gallon propane tank for kitchen stove (West Texas Gas)
- Internet currently via Starlink; Coleman County service wired to the house and barn as well
- 500-gallon diesel tank on stilts at the barn (filled by WTG)

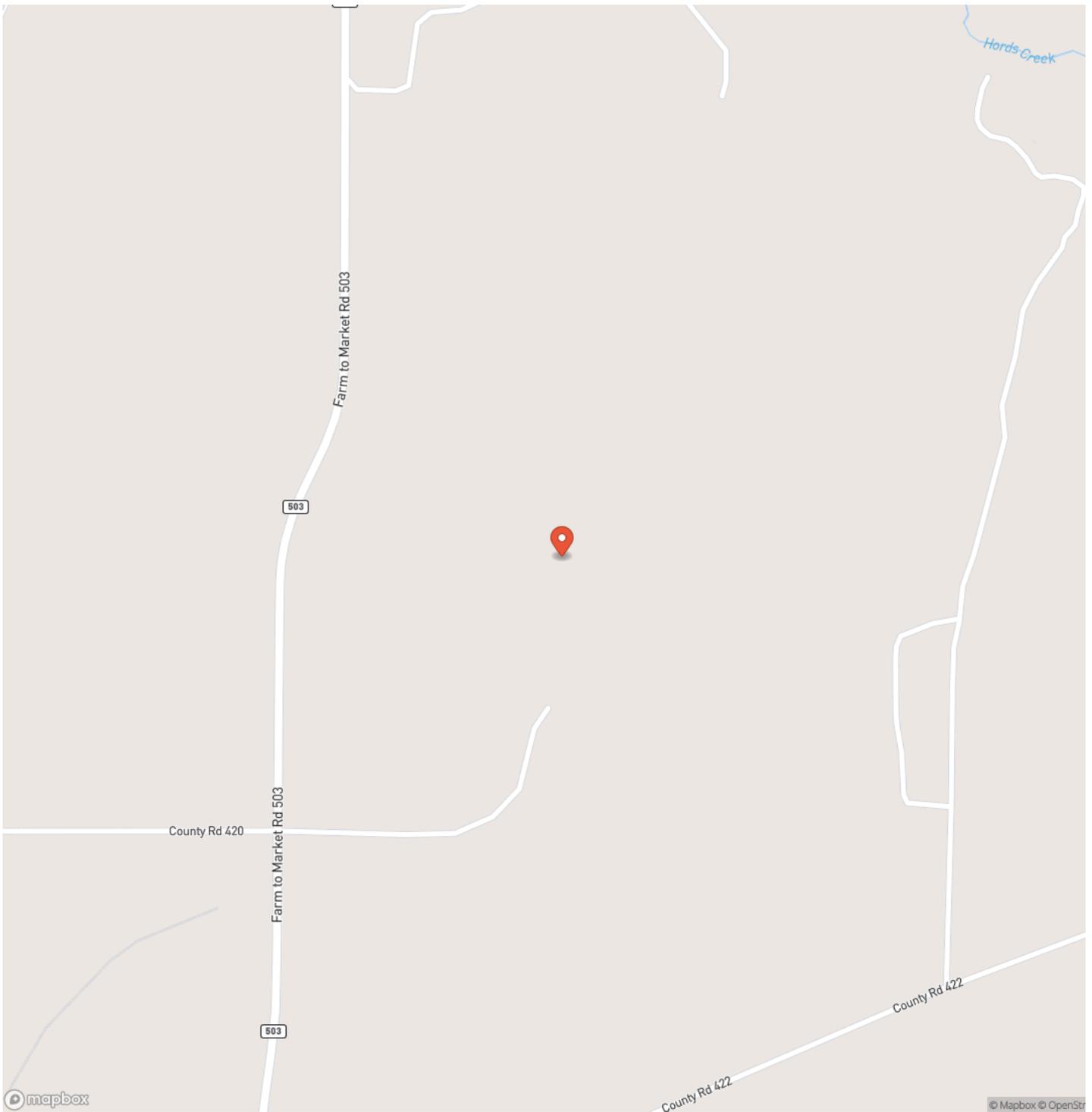
**Additional:** turn-key possibility with equipment and furnishing negotiable subject to offer.

From the 6,000± SF main home and foreman's suite to the 8-stall barn, equipment storage, multiple water taps, and a ranch layout designed for efficiency, 3M Ranch is built to be enjoyed and operated with ease. Add in 5 tanks, a deep lake when full, healthy wildlife populations, and established grazing/cultivation potential, and you have one of the most complete, well-rounded ranch offerings in the region.

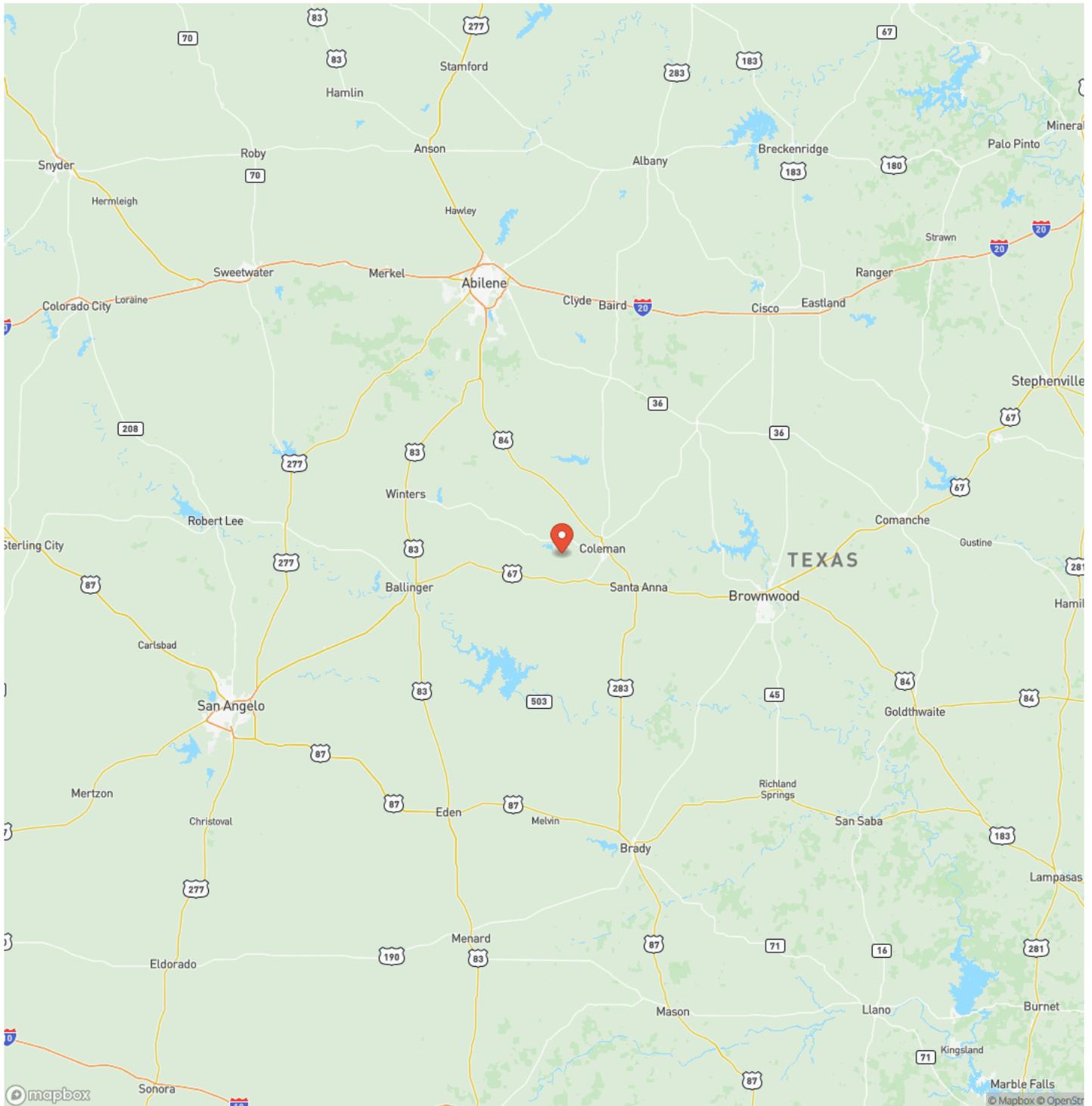
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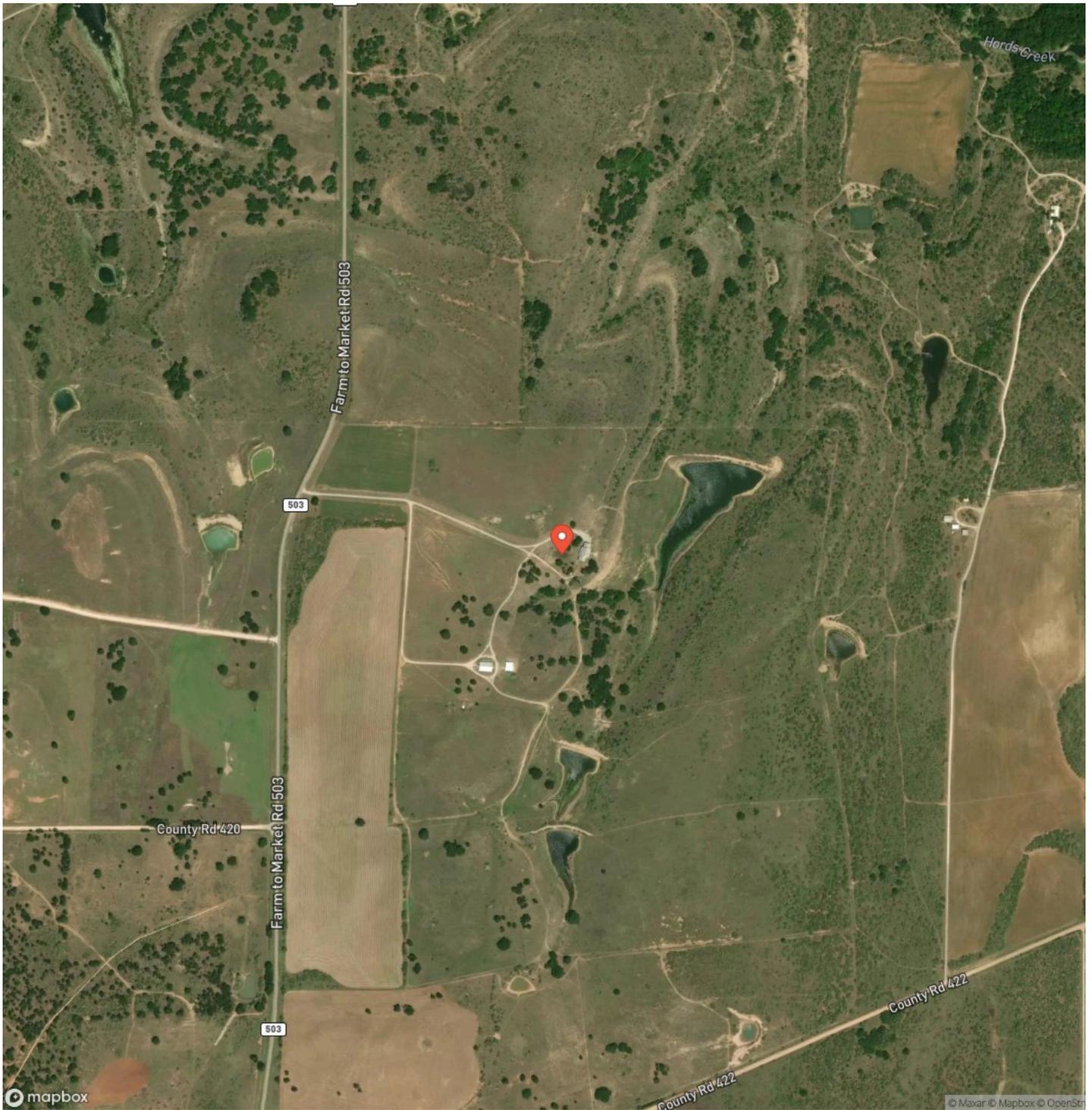
## Locator Map



# Locator Map



## Satellite Map







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