

Rancho Loma
2969
Talpa, TX 76882

\$3,499,999
309± Acres
Coleman County



Rancho Loma
Talpa, TX / Coleman County

SUMMARY

Address

2969 County Road 422

City, State Zip

Talpa, TX 76882

County

Coleman County

Type

Single Family, Business Opportunity, Commercial, Recreational
Land

Latitude / Longitude

31.801046 / -99.541453

Dwelling Square Feet

3561

Bedrooms / Bathrooms

7 / 7.5

Acreage

309

Price

\$3,499,999

Property Website

<https://ranchrealestate.com/property/rancho-loma-coleman-texas/96664/>



PROPERTY DESCRIPTION

The iconic, world-renowned Rancho Loma is available for the first time on the public market.

Rancho Loma spans **309± acres** of inviting, meaningful Texas ranch opportunity—an authentic West Texas retreat that could serve as a world-class full-time or part-time residence, or continue as a boutique commercial operation. offering privacy, scale, and a turnkey compound that works exceptionally well for an **end user as a personal retreat**.

Atmosphere: Designed for total relaxation and seclusion, the ranch is often referred to as Texas's version of Napa Valley's French Laundry—known for its emphasis on fine dining, privacy, and an unforgettable experience.

The Restaurant: Celebrated across news and media, Rancho Loma has been recognized as one of the most essential dining destinations in Texas, earning accolades from outlets such as **Texas Monthly**, **Texas Highways**, and **Southern Living** (including features like *Best Resorts* and *The South's Best Bed & Breakfast*, among others). Head Chef Laurie Williamson, a James Beard semifinalist, helps create the kind of place people return to again and again—where guests arrive as visitors and leave feeling like family.

Main House: The main ranch house (2 bed / 2 bath) was built in 1878 and thoughtfully restored beginning in 1999 with exceptional care and attention to detail. Many original elements remain, including wood floors, a wraparound porch, and floor-to-ceiling windows in the dining room. For an end user, the dining room could be converted into a primary suite. The main home is charming, warm, and welcoming.

Guest House: The detached guest home is approximately 600 SF—a perfect balance of historic preservation and modern comfort. It features a full bathroom with a large soaking tub, closet space, and windows wrapping the structure for abundant natural light.

Swimming Pool: Built in 2007.

REST Cabins: For an end user, an ideal setup for hosting family and friends. This modern, five-room boutique inn offers high ceilings and large sliding glass doors that frame sweeping views of the rolling terrain. Enjoy quiet mornings, wide-open skies, and nights filled with stars—or, occasionally, the dramatic show of a West Texas thunderstorm. Sip espresso in the outdoor common area, explore the grounds on foot (including vineyards in progress), then return to refresh in the pool and unwind in total privacy.

Shop: The shop includes two oversized roll-up doors, a small office with a mini-split, and electricity throughout—ready for ranch needs, storage, or projects.

Land: The 309± acres are fully fenced, and the crown jewel is the “Mountain” adjacent to the home—offering massive views and a compelling potential building site. The ranch is biologically diverse, with wildlife including bobwhite quail, whitetail deer, and other native species. Four ponds are located on the property (most seasonal). The ranch has not been hunted in a serious manner, presenting a great opportunity for a sportsman. Approximately 6± acres near the vineyard are under high fence and could be utilized as well.

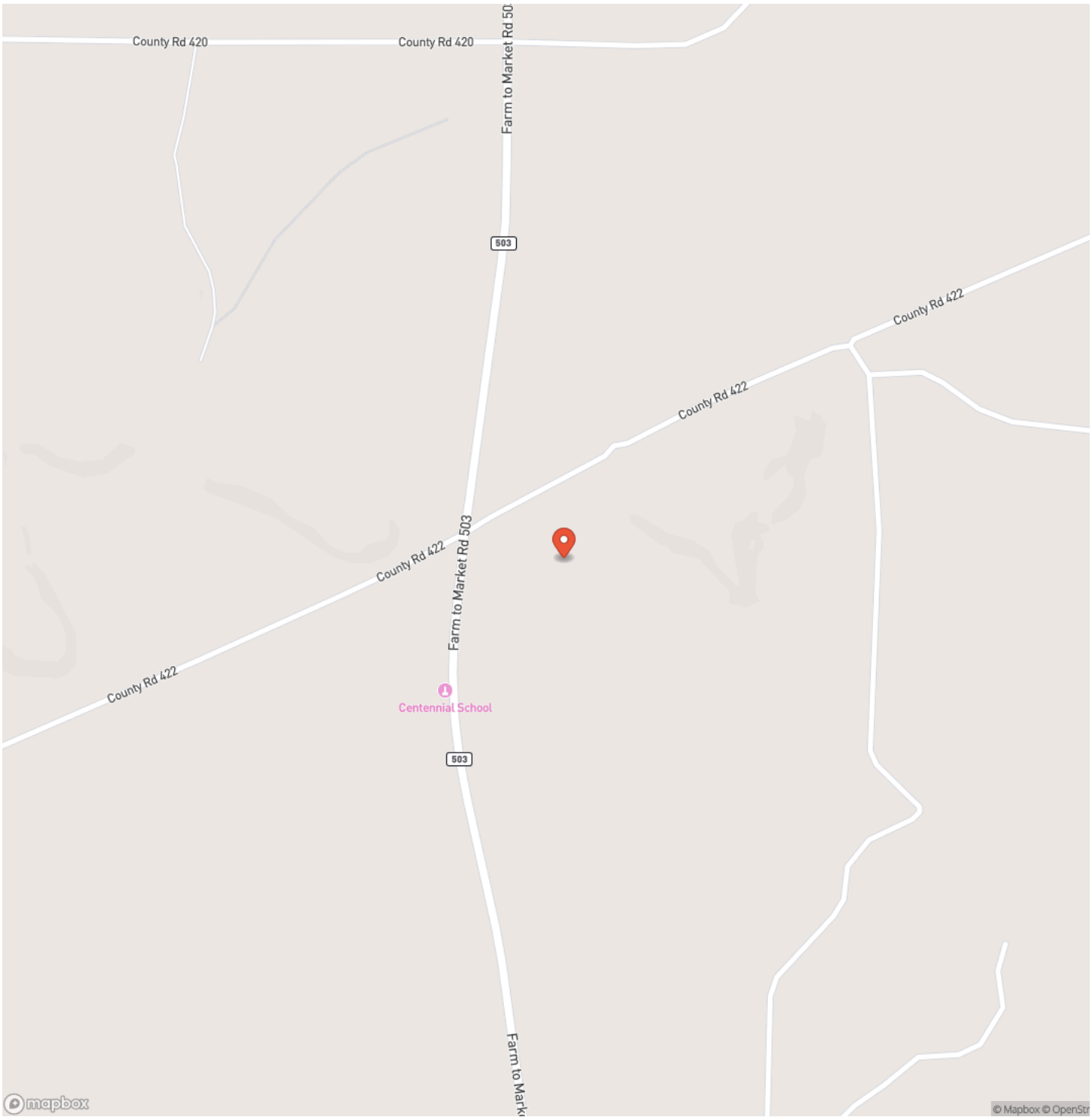
Overview:

Rancho Loma is a rare **309±-acre** West Texas legacy ranch—offering privacy, scale, and a turnkey compound that works exceptionally well for an **end user**. While the property has a celebrated hospitality story, its real strength is how easily it lives as a **private residence**: an 1878 restored main home, a separate guest house, five modern REST cabins for hosting friends and family, a 2007 pool, a functional shop, and dramatic terrain anchored by the on-site “Mountain” with big views and potential for an additional homesite. Fully fenced, wildlife-rich, and dotted with four ponds, Rancho Loma delivers the kind of secluded, high-character ranch experience that's increasingly hard to find—a **world-class personal retreat first**, with the option (not the requirement) to continue any boutique commercial component.

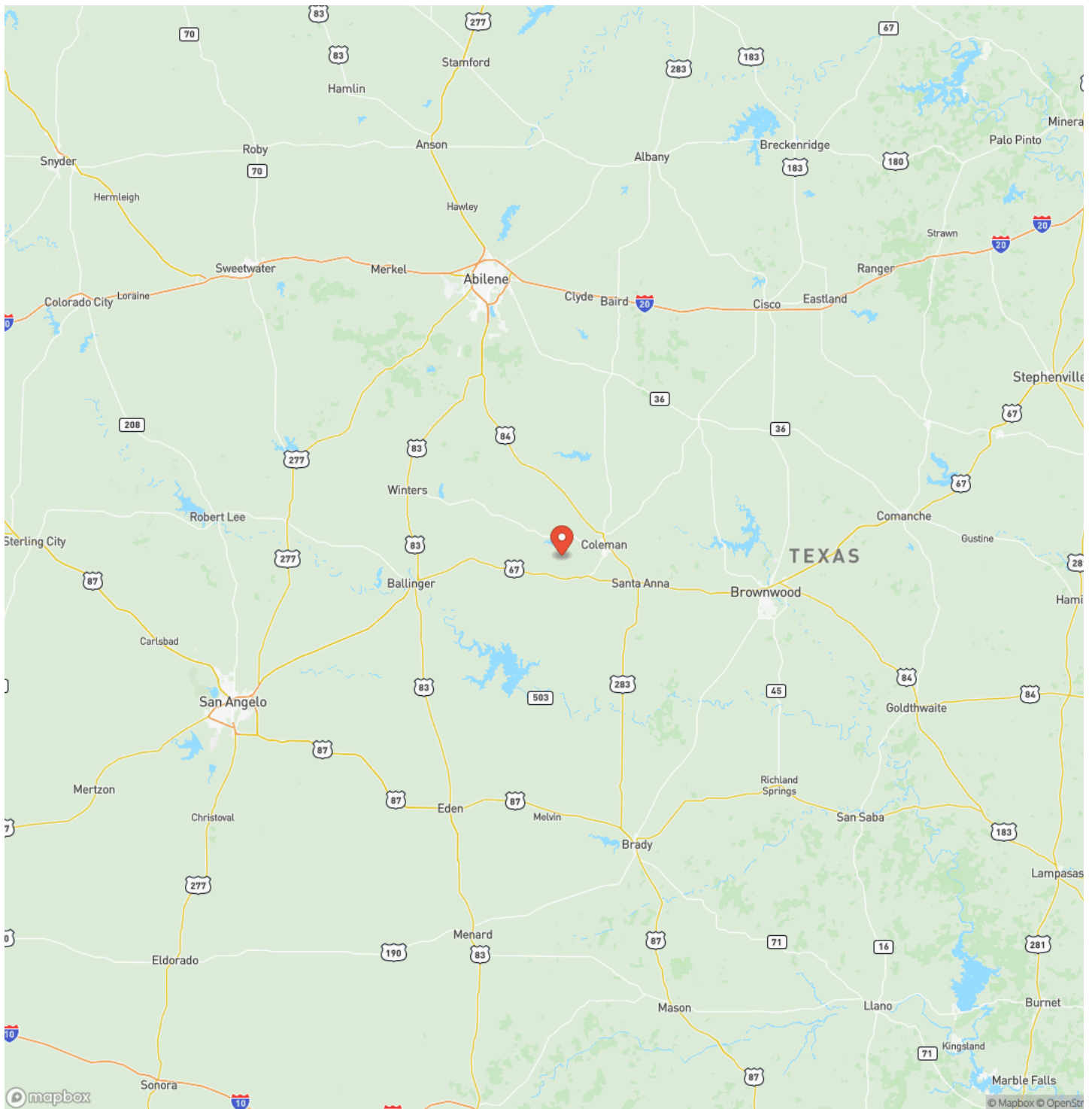
Rancho Loma
Talpa, TX / Coleman County



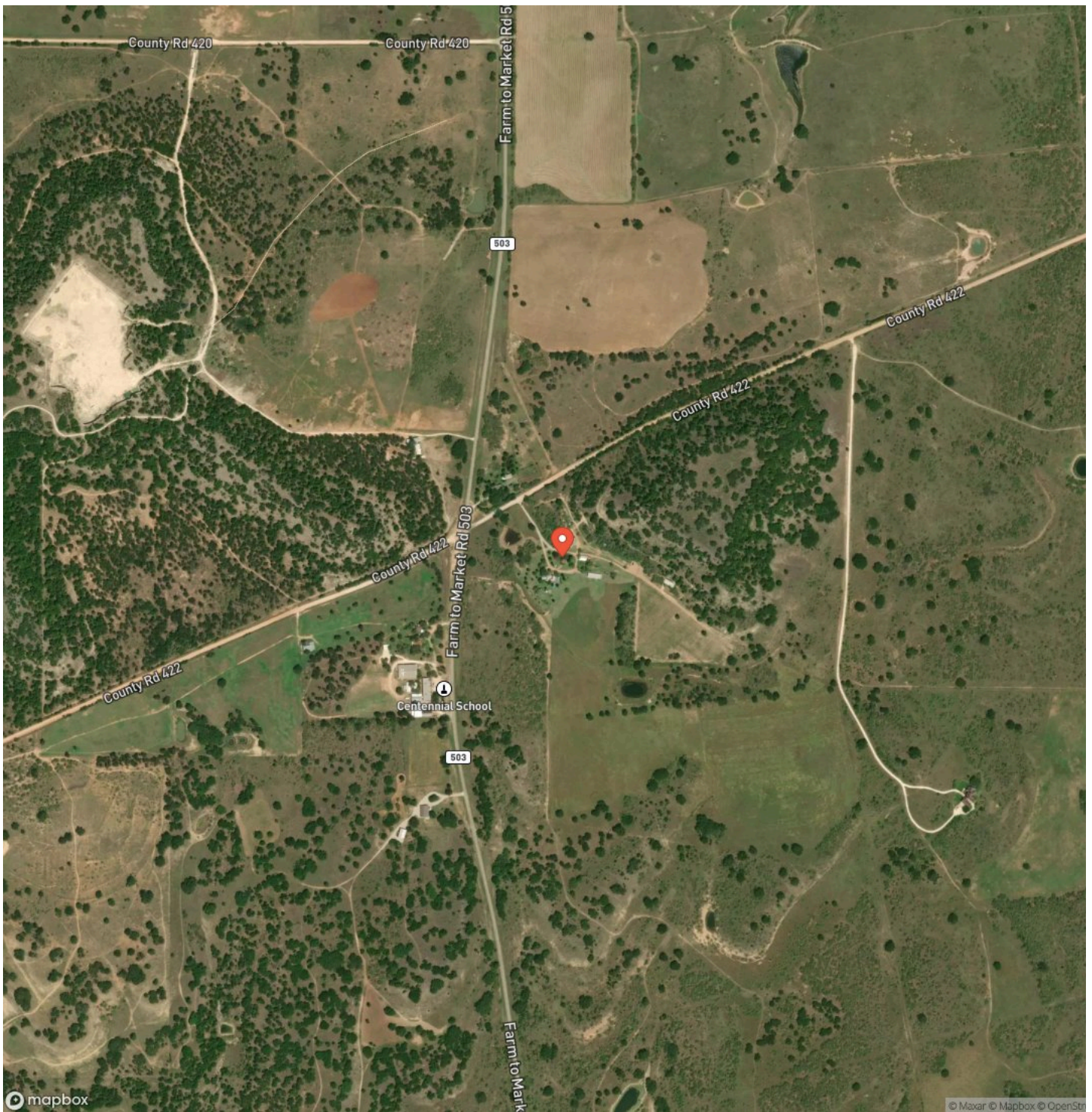
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

NOTES

[illegible]

NOTES

[illegible]

DISCLAIMERS

Capitol Ranch Real Estate is happy to co-broker, however, the buyer's agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate.

While Capitol Ranch Real Estate, LLC and agents have used reasonable efforts in collecting and preparing the materials included here, due to the rapidly changing nature of the real estate marketplace and the law, and our reliance on information provided by outside resources, Capitol Ranch Real Estate, LLC makes no representation, warranty, or guarantee of the accuracy or reliability of any information provided here. Any legal or other information found on this page or other sites to which we link should be verified before it is relied upon.

Real Estate buyers are hereby notified that properties in the State of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Image/visual media notice: Some photos, videos, maps, or renderings may be edited, virtually staged, composited, or created in whole or part with digital tools, including AI. They are for illustrative marketing only and do not constitute representations or warranties of current conditions, dimensions, boundaries, improvements, or suitability. Not to scale; do not rely on them for inspections, surveys, appraisals, environmental review, or permitting. Buyer is solely responsible for independently verifying all facts (acreage, boundaries, access, utilities, condition, restrictions, entitlements). Capitol Ranch Real Estate and Seller disclaim liability for errors or omissions.

Offering subject to prior sale, change, correction, or withdrawal without

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
