

178 +/- AC *Coleman Co*

178 acres perfect for livestock or hay operations, 20 acres of woods. 3 working water well, 2 wells unknown. Fenced and cross fenced with net fence for goats. Pretty view throughout the property.



\$391,600

Matt Gilmore, Realtor
(254)243-0557

matt@trinityranchland.com

www.trinityranchland.com

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

178 +/- AC

Coleman Co

Features

- County- Coleman
- Schools- Cross Plains
- Pasture- 30 Acres
- Cultivated- 148 Acres
- Surface water- 1
- Terrain- Flat
- Ag Exempt- Yes
- Taxes- \$273
- Price Per Acre- \$2,198.89
- **Price- \$391,600**
- **MLS- 14025793**



Legal Description: A0097 COMAL CO SCH LAND SUR 181, ACRES 178.09

Directions: From Cross Plains take 36 west about a mile out of town take 2707 to the south then 2287 to the right. Stay on 2287 for 3-4 miles then turn south on CR 443. CR 443 turns into CR 151. Property on right sign out front.

Trinity Ranch Land gladly participates with other brokers. Buyer's agent must accompany buyer at first showing to receive full buyer's agent commission. At Trinity Liveoak Real Estate, LLC/Trinity Ranch Land we strive to bring you accurate, informative and relevant information in a readable and understandable manner. We do not assume liability for typographical errors, misprints or misinformation that may have been given us, nor do we guarantee its reliability. All property is subject to change, withdrawal or prior sale. We will assist all buyers in verifying the above information to the best of our ability.

225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.