

96+/- Acres Coleman County

This 96+- acre tract located just south of Burkett in Coleman County, was once part of the historic Rolling Oaks Ranch. Approx 27 Acres planted in wheat with the remaining acreage in good native grasses. There are two tanks on the property with working pens with loafing shed located at east entrance of property. A shipping container for storage & gate access to Hwy 206.



This land would be ideal for raising cattle, farming or for a future home sight. Lots of deer & hog tracks as well. Electricity and Coleman county water are both available. Tree coverage is mostly mesquite with a few larger oaks & some mixed native trees. Great property with great potential. CC water available

\$196,800

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225 SW 5th Street
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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 or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County –Coleman
- Schools – Coleman I.S.D.
- Pasture –69 +/-Acres
- Cultivated –27+/-Acres
- Surface Water – 2 Ponds
- Water – Rural Water
- Soil Type – Sandy Loam
- Terrain – Flat to Sloping
- Hunting – Whitetail Deer, Turkey, Dove & Hogs
- Outbuildings –Shed & 40 Ft Container
- Minerals owned – Unknown
- Minerals Convey –Unknown
- Ag Exempt – Yes
- Taxes - \$ 358
- Price Per Acre - \$ 2,050
- Price - \$196,800
- MLS - 14457022



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