

# 55 Ac & Hm Coleman County

If you are looking for a fully turnkey horse property look no further. This custom home built in 2017 sits on 55 acres just east of Jim Ned Peak giving you million-dollar sunset views. These 3 beds and 2.5 baths has an open floor plan with amazing, vaulted ceilings in the living room to open the concept kitchen. The very spacious back porch overlooks an 11,000-gallon heated saltwater swimming pool with a newly stained deck. There is truly no detail in this property that has gone unnoticed. A 4-stall horse barn was just erected in 2021 with 12x12 stalls, 12x20 runs and a large let out area, Nice Conex storage container converted into feed room and tack room inside the barn. The barn has power, 50-amp service, water, and locks down during the winter to make feeding time warm and easy. The sellers have recently fenced and cross fenced the property with net ware and electric top wire and added an underground invisible fence to keep the dogs in the yard. This property also has two buildings (one with power and ac) currently being used for storage but would make a great office, man cave, or shed.



## \$880,000

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601 I-20 Frontage  
Cisco, Texas  
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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.

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- County – Coleman
- Schools – Coleman I.S.D.
- Tanks – 1
- Soil Type – Clay/Loam
- Terrain – Flat
- Ag Exempt – Yes
- Price – \$880,000
- Taxes – \$8,893
- MLS – 20265602



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