

Overlook Ranch
2601 County Road 314
Robert Lee, TX 76945

\$2,368,000
1,280± Acres
Coke County



Overlook Ranch
Robert Lee, TX / Coke County

SUMMARY

Address

2601 County Road 314

City, State Zip

Robert Lee, TX 76945

County

Coke County

Type

Hunting Land, Ranches, Recreational Land, Business Opportunity

Latitude / Longitude

32.082048 / -100.428952

Acreage

1,280

Price

\$2,368,000

Property Website

<https://kwland.com/property/overlook-ranch-coke-texas/116891/>



PROPERTY DESCRIPTION

OVERLOOK RANCH

±2 Sections | Coke County, Texas

Property Overview

Overlook Ranch offers approximately two contiguous sections of native West Texas ranch country in Coke County. The ranch is highlighted by excellent topography, strong elevation changes, and a high ridge that provides impressive long-range views across the surrounding country.

With existing fencing, multiple water wells, and no major structural improvements, Overlook Ranch gives a buyer a clean slate for ranching, recreation, hunting, or building out a private ranch of their own.

Location

Located in Coke County, Texas, in an area known for rugged ranch country, native brush, and rolling terrain.

Acreage

Approximately 2 contiguous sections of ranch land.

Final acreage and boundary lines to be determined by survey.

Land

The land features a good mix of native grasses and brush with varied West Texas terrain throughout the property.

One of the ranch's biggest features is its elevation change. Ridges, draws, and rolling terrain lead up to a high point overlooking the surrounding countryside. The views from this portion of the ranch are what inspired the name Overlook Ranch.

The terrain and cover provide a good combination for livestock use as well as recreational and hunting opportunities.

Water

The ranch has:

- 3 working water wells
- 1 additional existing well without a pump

Well production, condition, and suitability should be independently verified by the buyer.

Improvements

The property is fenced but does not include a residence or other major structural improvements.

This gives the next owner the opportunity to develop the ranch to fit their needs without paying for improvements they may not want.

Use & Recreation

Overlook Ranch offers several potential uses, including:

- Cattle grazing
- Hunting and recreation
- Private ranch or weekend property
- Expansion for a neighboring ranching operation
- Long-term land investment

The combination of acreage, water, fencing, elevation change, and views makes this a versatile piece of Coke County ranch country.

Minerals

Minerals do not Convey.

Price

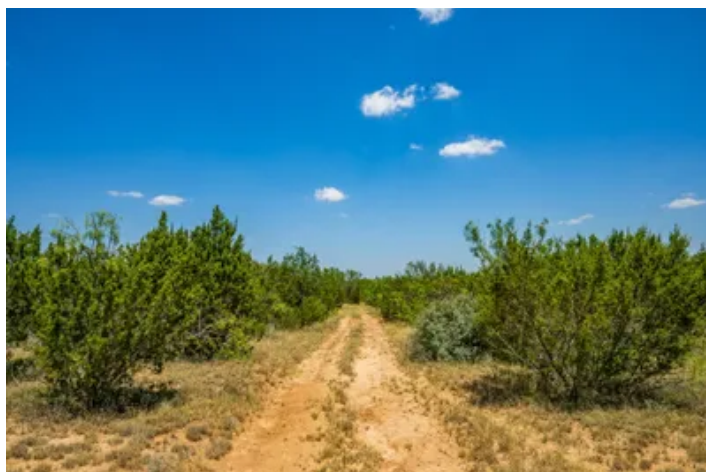
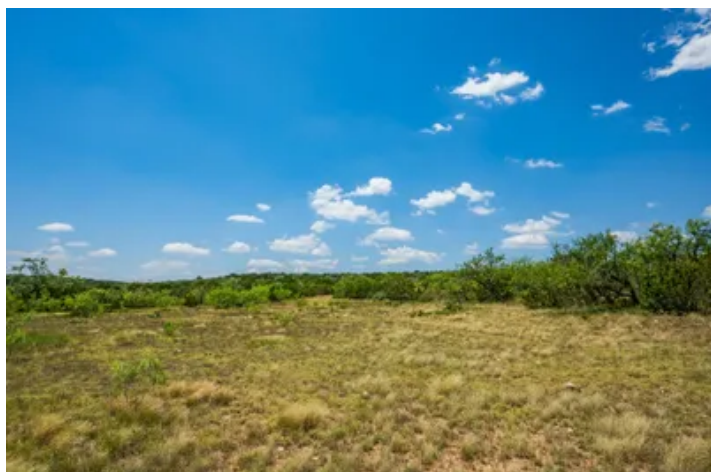
This property is being offered at \$1,850 per acre or \$2,368,000 total.



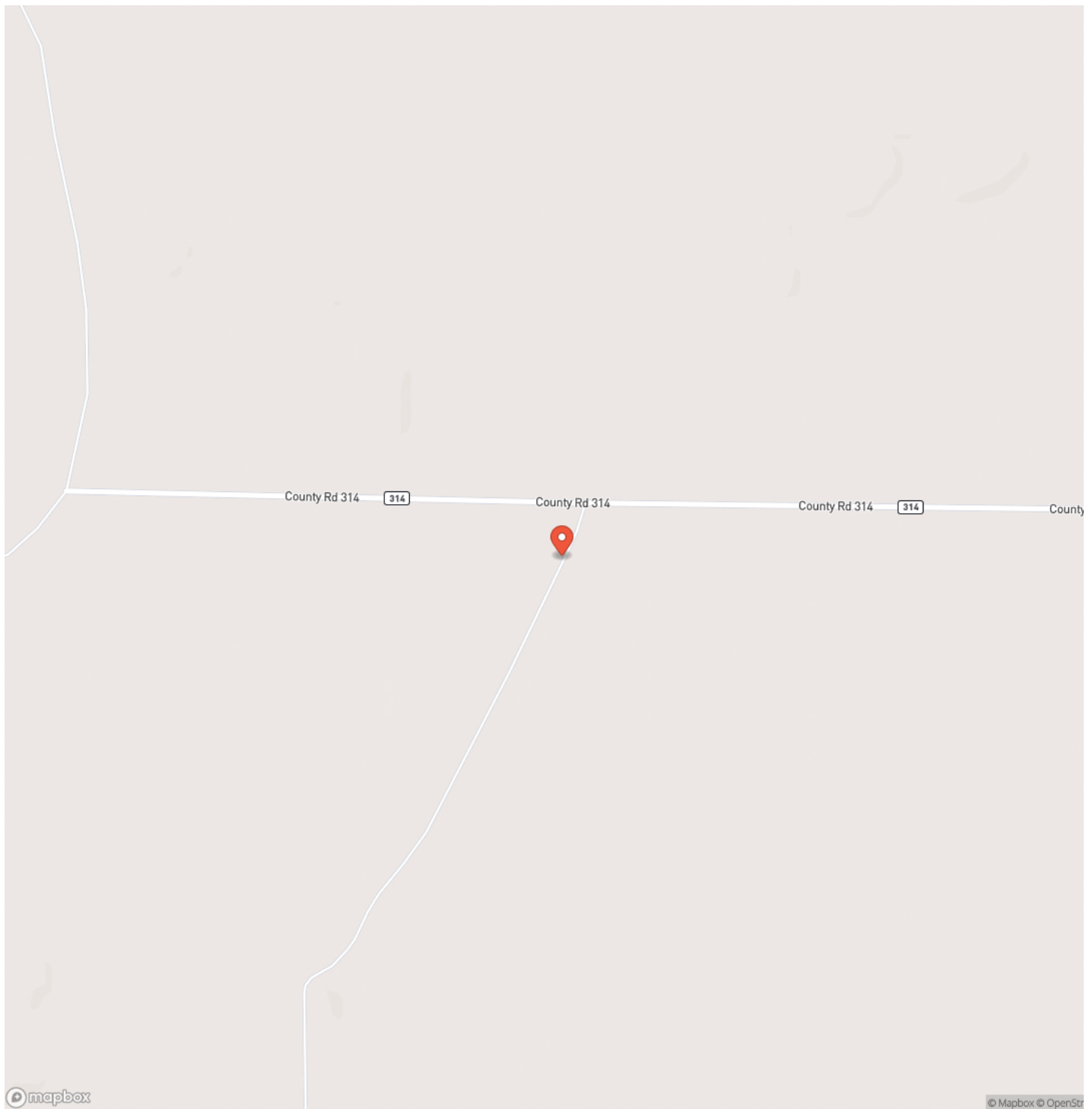
Additional information, maps, and showing details are available upon request. Buyer to verify all information and conduct all due diligence prior to purchase.



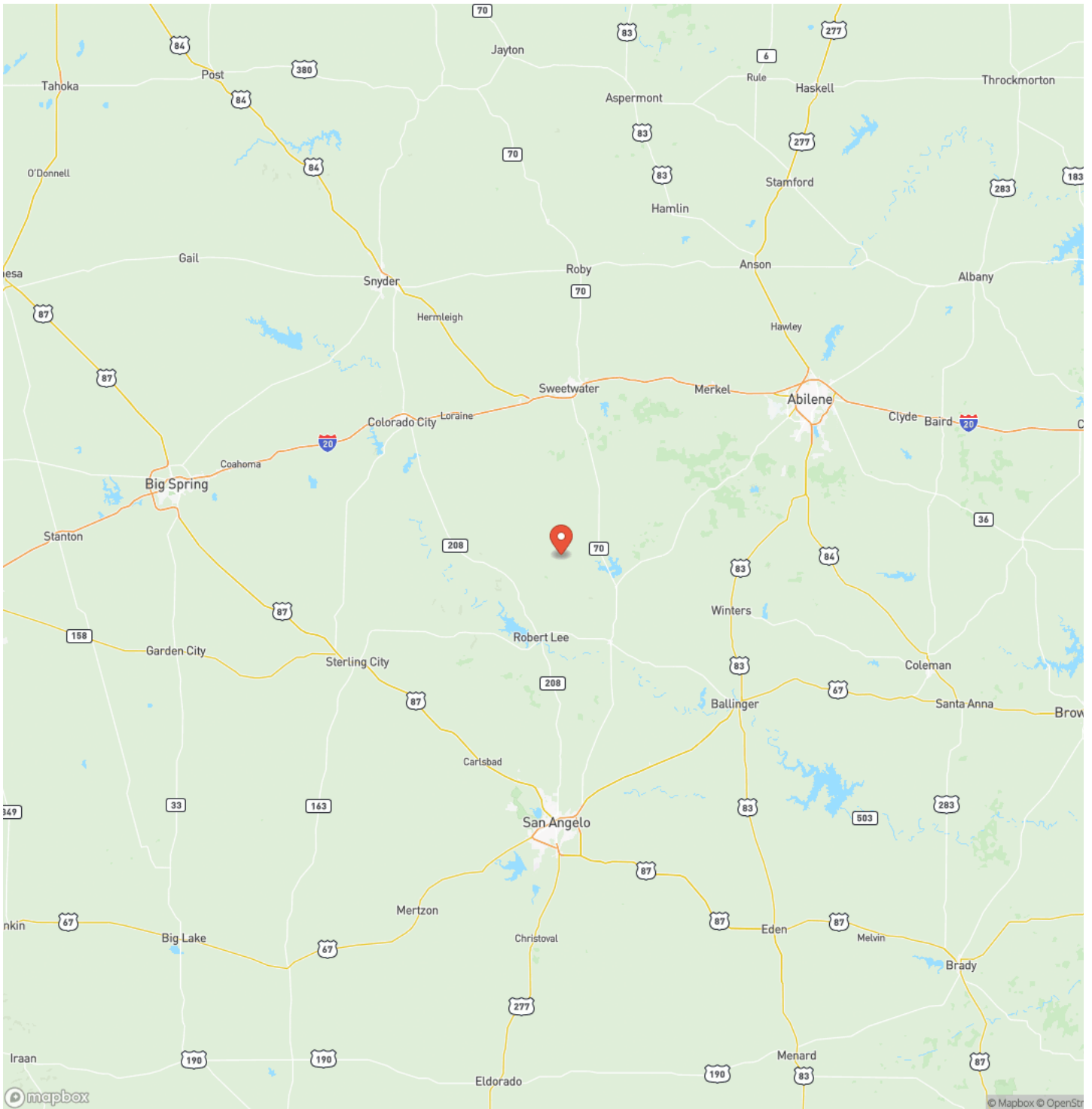
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Robert Lee, TX / Coke County



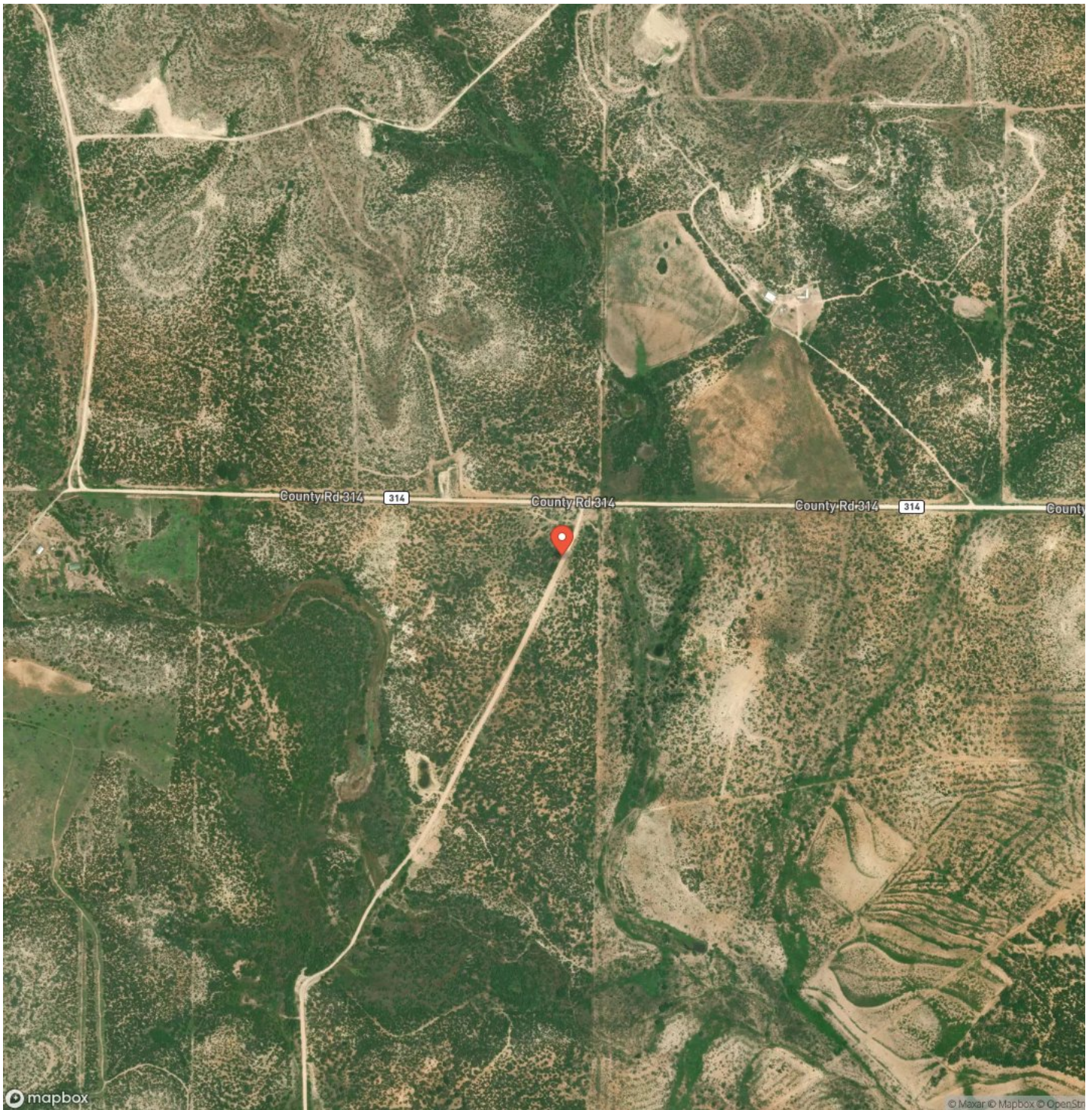
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
<https://txrealestategroup.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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