

Double Aces Ranch - Tract 3
2601 County Road 314
Robert Lee, TX 76945

\$2,624,000
1,280± Acres
Coke County



Double Aces Ranch - Tract 3
Robert Lee, TX / Coke County

SUMMARY

Address

2601 County Road 314

City, State Zip

Robert Lee, TX 76945

County

Coke County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

32.083012 / -100.428294

Acreage

1,280

Price

\$2,624,000

Property Website

<https://kwland.com/property/double-aces-ranch-tract-3/coke/texas/94721/>



PROPERTY DESCRIPTION

Ranch Land Offering

2 to 4 Sections Available

The seller is offering 2 to 4 contiguous sections of ranch land, conveyed separate from the improved core ranch. This offering includes raw land only and will not include any residential or structural improvements.

The land is fenced and consists of productive native grasses and terrain consistent with the surrounding ranches in the area. These sections are well suited for grazing, hunting, operational expansion, or long-term land ownership, offering buyers scale and flexibility without the added cost of improvements.

This opportunity is ideal for neighboring landowners, ranch operators, or investors seeking large blocks of fenced acreage in a proven West Texas ranching area.

Acreage amounts, tract layout, and boundary lines to be determined by survey. Pricing will be based on acreage, configuration, and prevailing market conditions at the time of contract.

Property Highlights

- 2 to 4 sections available
- Ranch land only
- Existing fencing in place
- No homes or structural improvements
- Flexible tract configurations

Additional details available upon request. Buyer to conduct all due diligence prior to purchase.



Double Aces Ranch - Tract 3
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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<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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