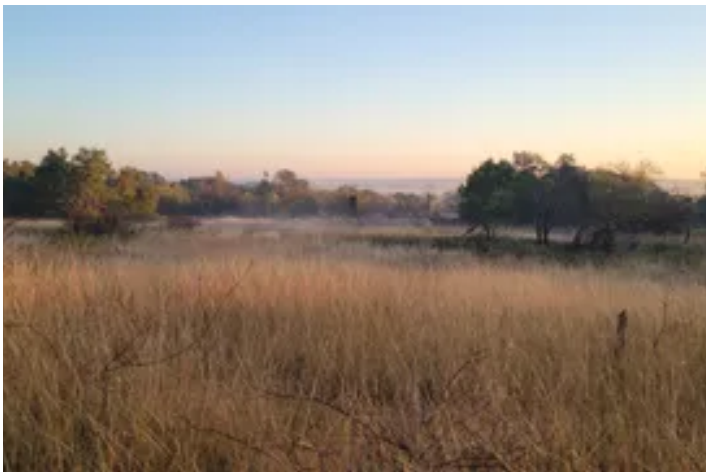


TBD 50 County Road 188, Cross Plains, TX
TBD 50 County Road 188
Cross Plains, TX 76443

\$390,000
50± Acres
Coleman County



TBD 50 County Road 188, Cross Plains, TX
Cross Plains, TX / Coleman County

SUMMARY

Address

TBD 50 County Road 188

City, State Zip

Cross Plains, TX 76443

County

Coleman County

Type

Undeveloped Land, Lot, Business Opportunity, Ranches, Farms

Latitude / Longitude

32.024441 / -99.200983

Acreage

50

Price

\$390,000

Property Website

<https://ranchmanproperties.com/detail/tbd-50-county-road-188-cross-plains-tx-coleman-texas/57843/>



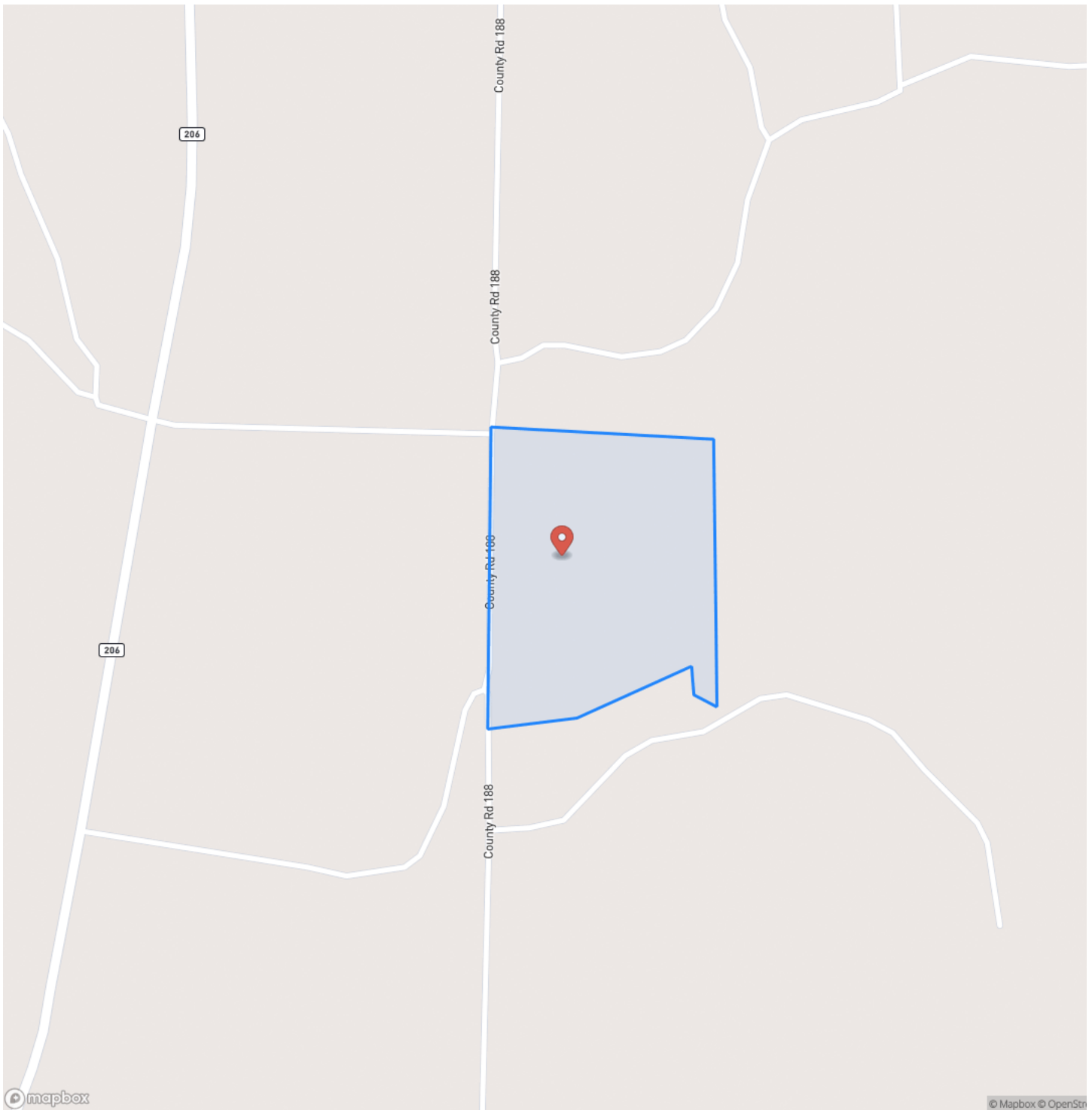
PROPERTY DESCRIPTION

Nestled in the Cross Timbers & Big Country Region, this remarkable 50-acre ranch offers a unique chance at your own recreational or hunting ranch. Large white-tailed deer, turkey, hogs, & dove, make this ranch a paradise for hunters. The massive hardwood trees, rolling hills, and cleared pasture combine with long-range views to add character and privacy to the multiple dream home building sites. Property is accessed via highway, with only a short drive of all-weather county road to provide easy year-round access. Property is at the southern end of a 320-acre tract listed as MLS#20651109. Co-op water and electric services are located at the northern end of the 320-acre property. Schedule your private tour today and discover the draw of this exceptional property. Buyers Agent must be present at all showings. All information deemed reliable but not guaranteed. Buyer and Buyers Agent to verify all information. 320 MLS 20651109 & 100 ac MLS 20652051 parcels also available.

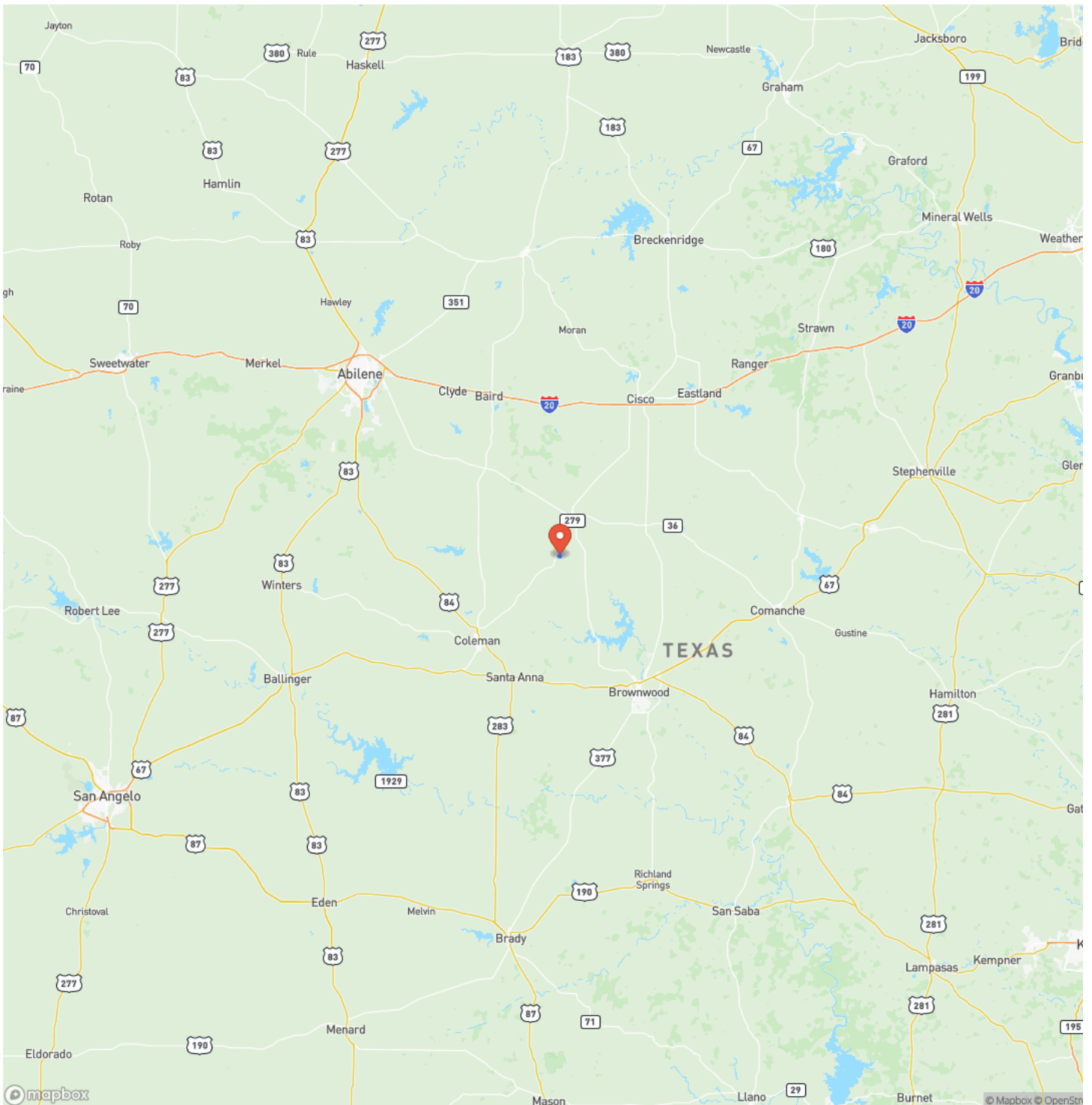




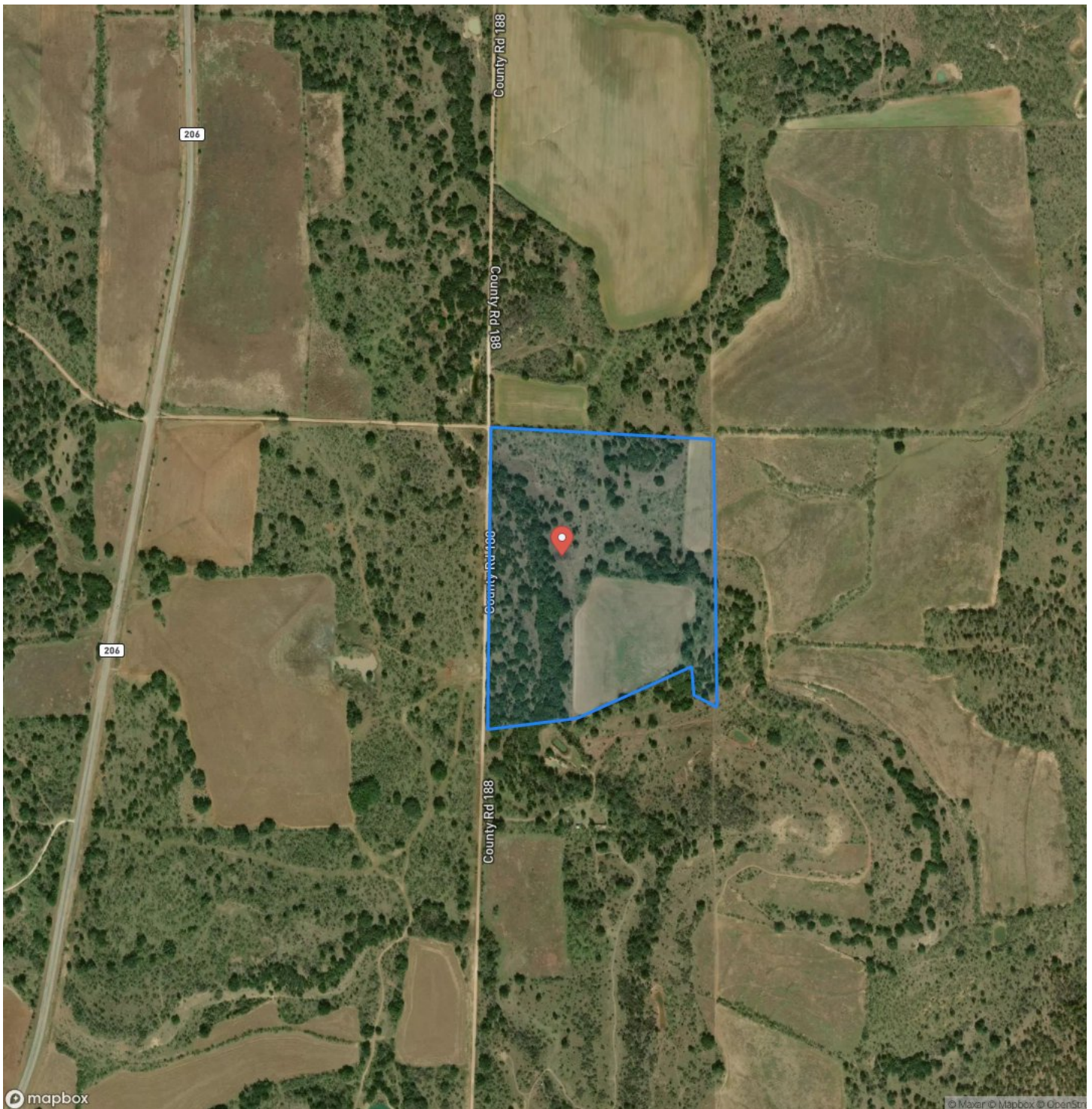
Locator Map



Locator Map



Satellite Map



TBD 50 County Road 188, Cross Plains, TX
Cross Plains, TX / Coleman County

LISTING REPRESENTATIVE

For more information contact:



Representative

Barry Stephenson

Mobile

(214) 616-2270

Email

barry@ranchmanproperties.com

Address

2434 Lillian Miller Pkwy

City / State / Zip

Denton, TX 76205

NOTES



MORE INFO ONLINE:

RanchmanProperties.com

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MORE INFO ONLINE:
RanchmanProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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