

**82.57± Acres with Home**  
**563 County Road 409**  
**Talpa, TX 76882**

**\$850,000**  
**82.570± Acres**  
**Coleman County**





**82.57± Acres with Home**  
**Talpa, TX / Coleman County**

---

**SUMMARY**

**Address**

563 County Road 409

**City, State Zip**

Talpa, TX 76882

**County**

Coleman County

**Type**

Ranches, Recreational Land, Residential Property, Horse Property, Single Family

**Latitude / Longitude**

31.790937 / -99.689004

**Taxes (Annually)**

1796

**Dwelling Square Feet**

2228

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

82.570

**Price**

\$850,000



**82.57± Acres with Home**  
**Talpa, TX / Coleman County**

---

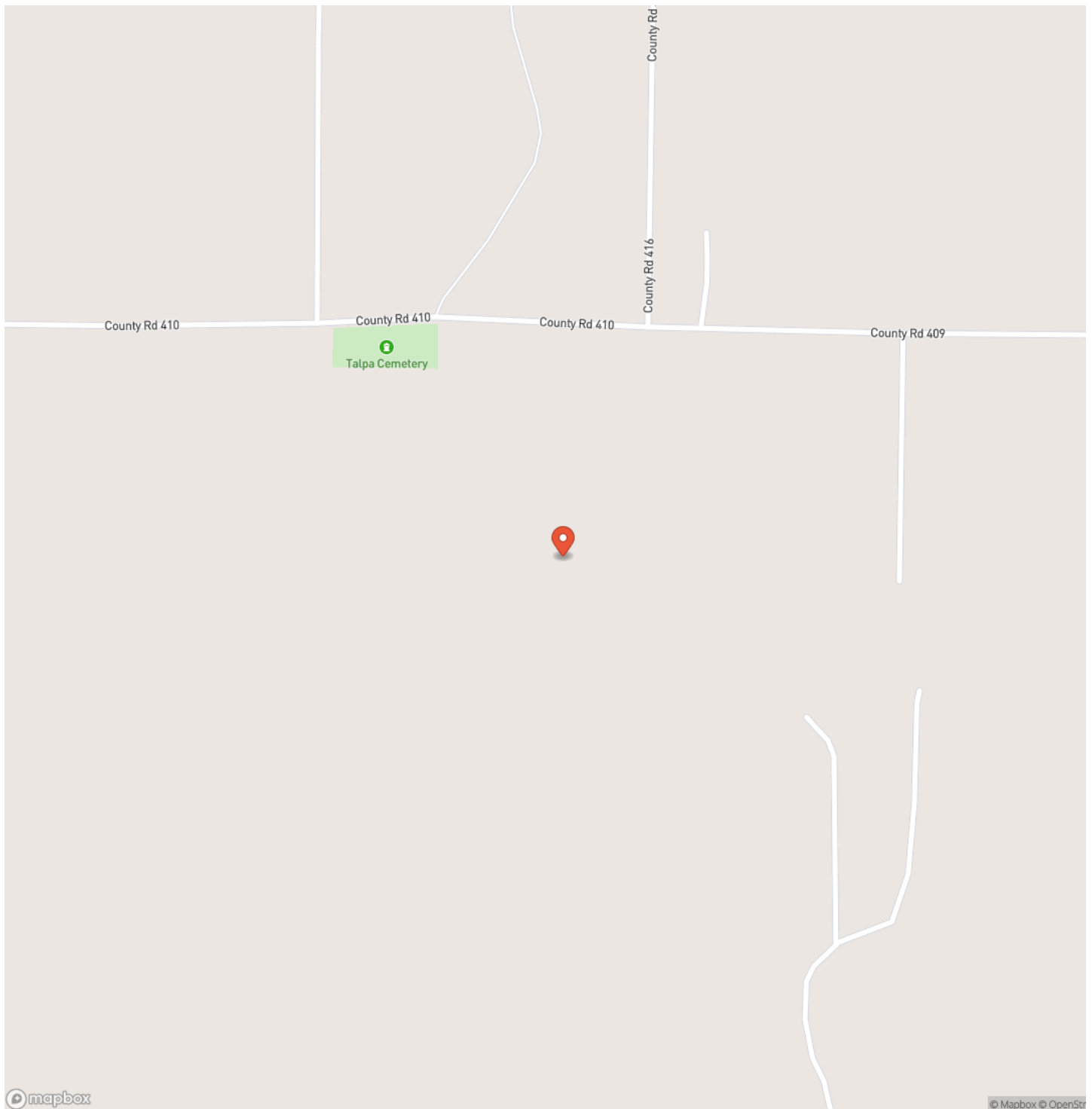
**PROPERTY DESCRIPTION**

An incredibly pristine property with a custom built brick home situated amongst the Oak trees! A sprawling front porch to enjoy the peace & quiet nature has to offer! 16 +/- acres that can be cultivated, good fences & two stock tanks make this an ideal property for running livestock or hunting game.

**82.57± Acres with Home**  
**Talpa, TX / Coleman County**

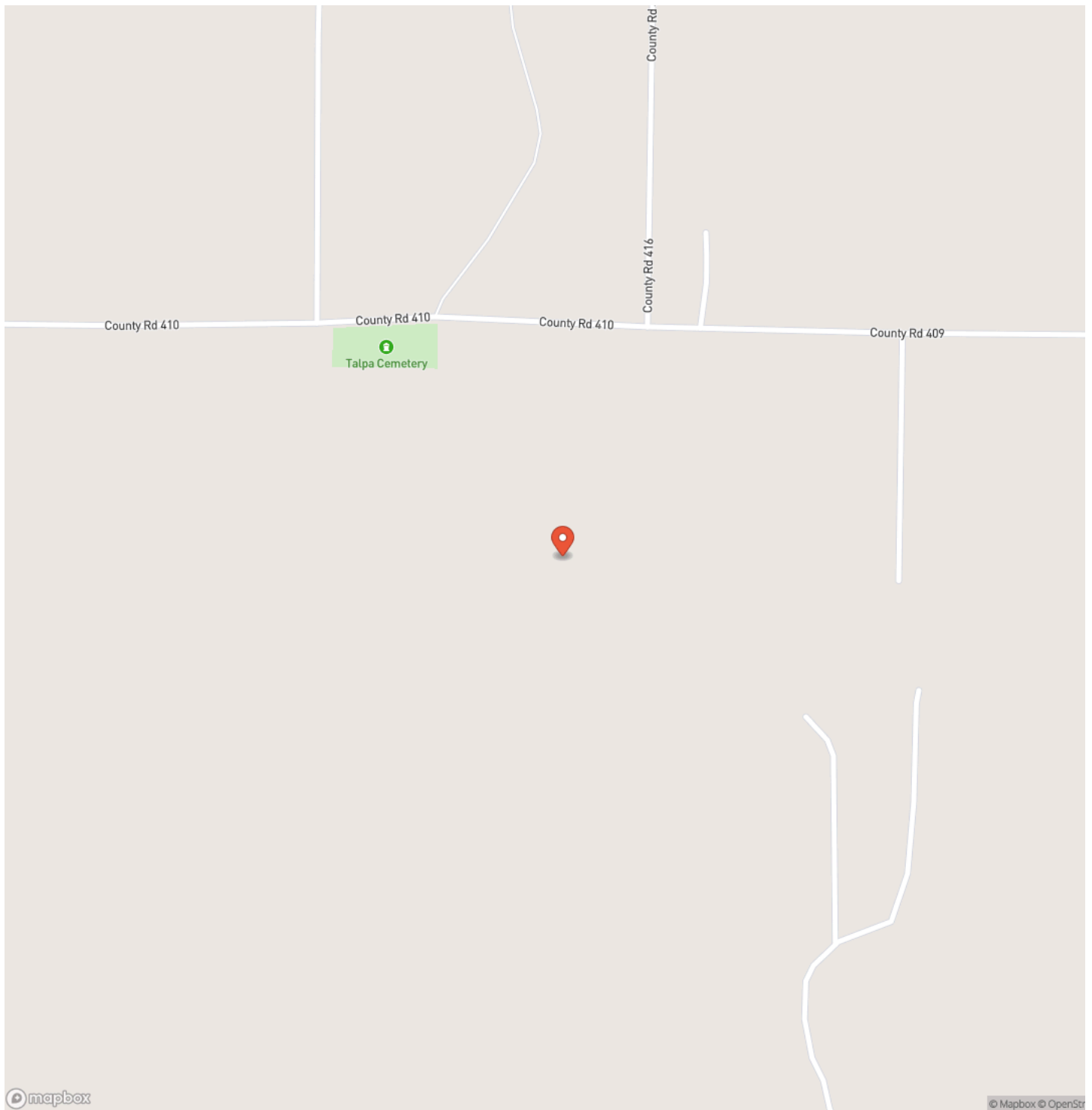


## Locator Map





## Locator Map



82.57± Acres with Home  
Talpa, TX / Coleman County

## Satellite Map



**82.57± Acres with Home**  
**Talpa, TX / Coleman County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tana Shoemaker

## Mobile

(325) 625-4181

## Email

admin@liveoakrealtors.com

**Address**

1815 S Commercial

## City / State / Zip

## NOTES

[illegible]



## This image shows a blank 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.



**<https://www.liveoakrealtors.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.

---

**Liveoak Land & Real Estate**  
1815 S Commercial Ave  
Coleman, TX 76834  
(325) 625-4181  
<https://www.liveoakrealtors.com/>

---