

40 ± Acres (North Tract) in Coleman County
TBD C.R. 482
Novice, TX 79538

\$174,000
40± Acres
Coleman County



40 ± Acres (North Tract) in Coleman County
Novice, TX / Coleman County

SUMMARY

Address

TBD C.R. 482

City, State Zip

Novice, TX 79538

County

Coleman County

Type

Ranches, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.991118 / -99.618019

Taxes (Annually)

150

Acreage

40

Price

\$174,000



PROPERTY DESCRIPTION

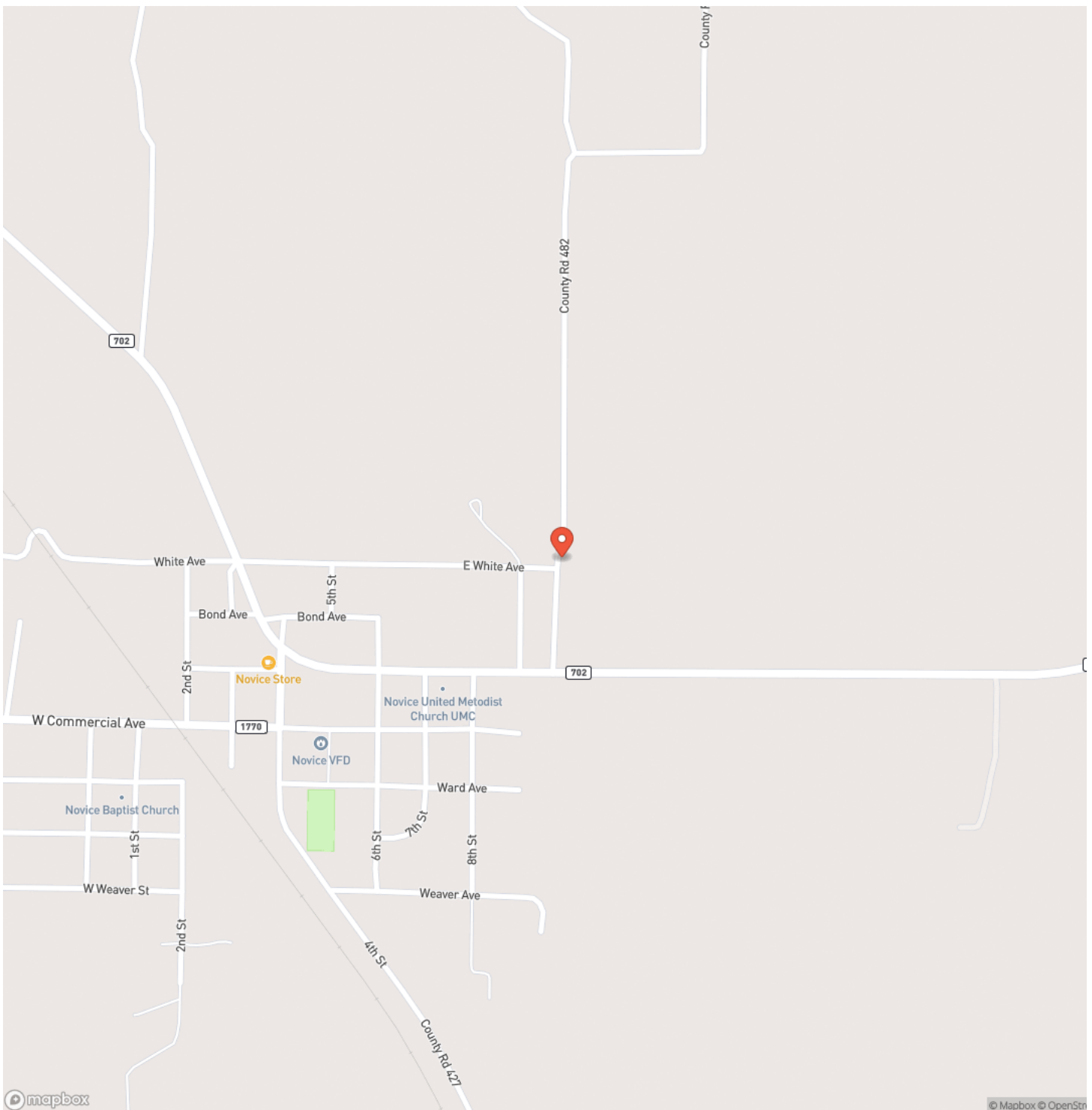
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Acreage: 40 ±	Price: \$174,000
Cultivation: None	Price Per Acre: \$4,350
Pasture: 40 ±	Well(s): None
Vegetation: Native Grasses	County Water: CCSUD Meter Available
Terrain: Gently Rolling	Electricity: Available
Soil Type: Varies	Fences: Barbed-Wire
Hunting: Dove, Quail, Duck, Whitetail Deer	Outbuildings: None
Feeders: None	Surface Tanks: One
Blinds: None	Estimated Taxes: \$150 ± (With Ag)
Tree Cover: Mesquite, Scattered Oaks	School District: Coleman ISD
Minerals Owned: None	Minerals Conveyed: None
Legal Description: 40 ± acres out of A0880 FM Taylor Sur 116, 80 acres	
Directions: From Coleman take Highway 84 north toward Abilene. Turn left on CR 482 and proceed for less than a mile toward Novice. The property is located at the northwest corner of CR 482.	
Property Description: Gently rolling terrain with Mesquite cover & a few scattered Oaks. Seasonal creek runs an abundance of water through the property during wet seasons. Close proximity to Coleman & Abilene. County water & electricity are both available but not currently onsite.	

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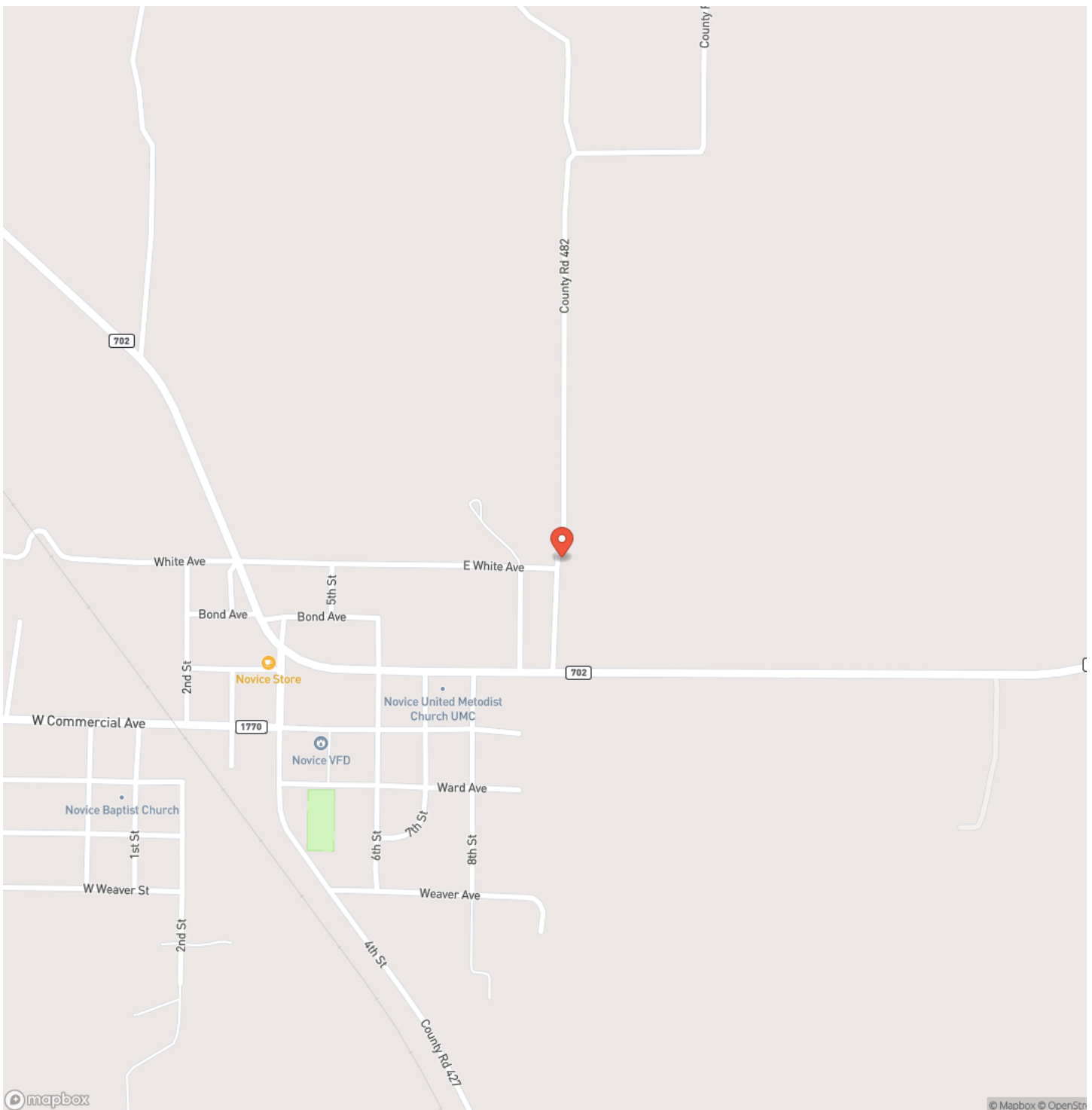
Locator Map



MORE INFO ONLINE:

<https://www.liveoakrealtors.com/>

Locator Map

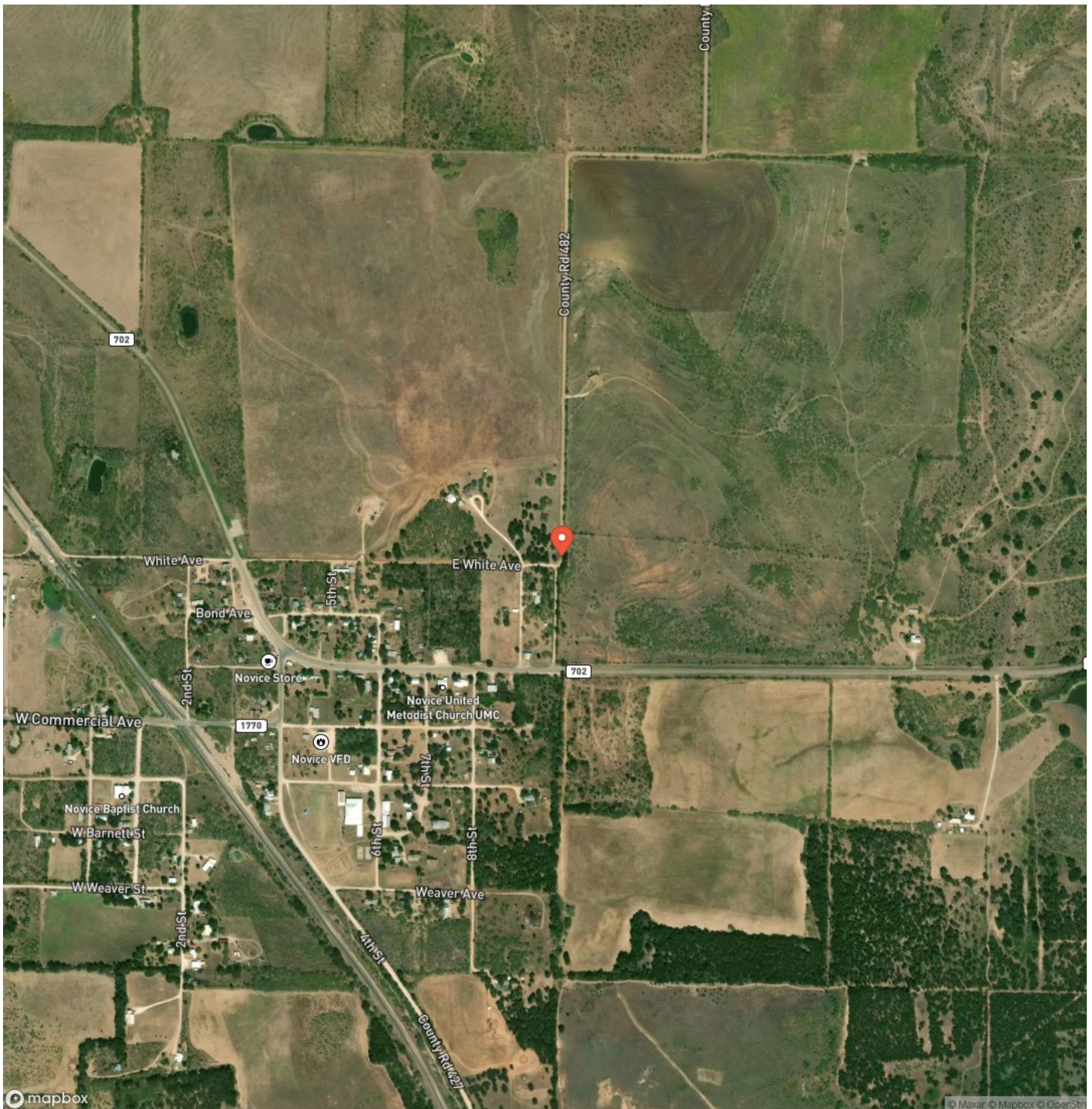


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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