

78 ± Acres in Coleman County
TBD 78 CR 404
Valera, TX 76884

\$284,700
78± Acres
Coleman County



78 ± Acres in Coleman County
Valera, TX / Coleman County

SUMMARY

Address

TBD 78 CR 404

City, State Zip

Valera, TX 76884

County

Coleman County

Type

Farms, Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

31.753751 / -99.549469

Acreage

78

Price

\$284,700



PROPERTY DESCRIPTION

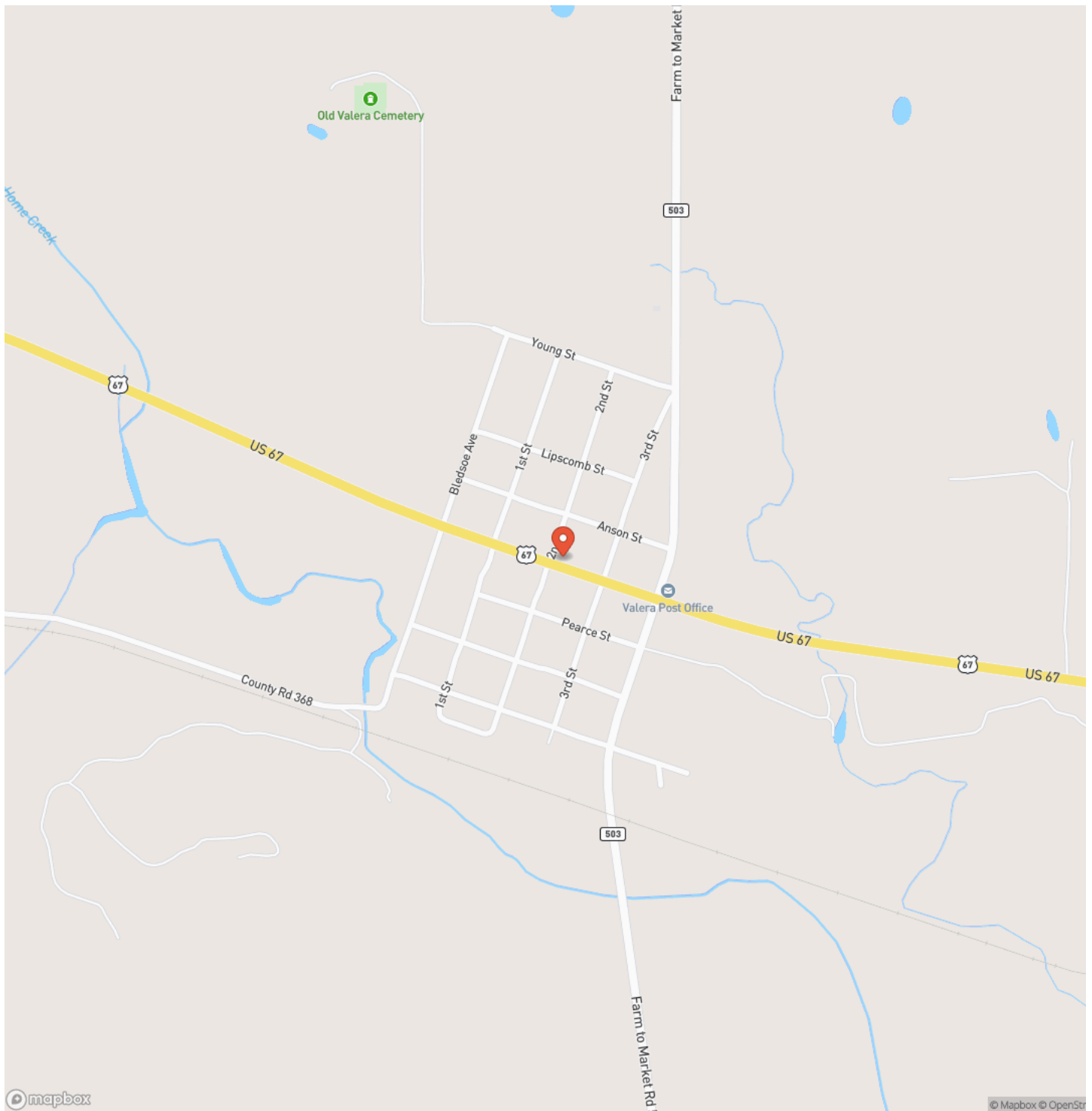
78 ± Acres in Coleman County

Acreage: 78 ±	Price: \$284,700
Cultivation: No Recent	Price Per Acre: \$3,650
Pasture: 78 ±	Well(s): None
Vegetation: Native Grasses & Brush	County Water: CCSUD Meter Available
Terrain: Rolling	Electricity: CCEC Meter Available
Soil Type: Varied	Fences: Fair to Good Perimeter
Hunting: Deer, Dove, Quail, Hog	Outbuildings: None
Feeders: None	Surface Tanks: One Being Dug Currently
Blinds: None	Estimated Taxes: \$TBD (Ag Exempt)
Tree Cover: Oak & Mesquite	School District: Panther Creek ISD
Minerals Owned: Unknown	Minerals Conveyed: Unknown
Legal Description: 78 ± Acres out of 346.61 Acres being in blocks 31,32,33,49,50 of the Burnet County Sch Land Sur 703, ABS 19. Further described in survey dated 8/26/2022.	
Directions: From Valera - FM 503 North to C.R. 404. West on C.R. 404 to property on the north side.	
Property Description: 78 ± acres of gently rolling terrain with scenic views, situated in the western edge of Coleman County. Scatted Oaks, mesquite & Cedar cover also provide cover for wildlife. A new stock tank is being dug on the property currently. Close proximity to Coleman, Brownwood, & San Angelo. County water & electricity are available but current meters are not in place.	

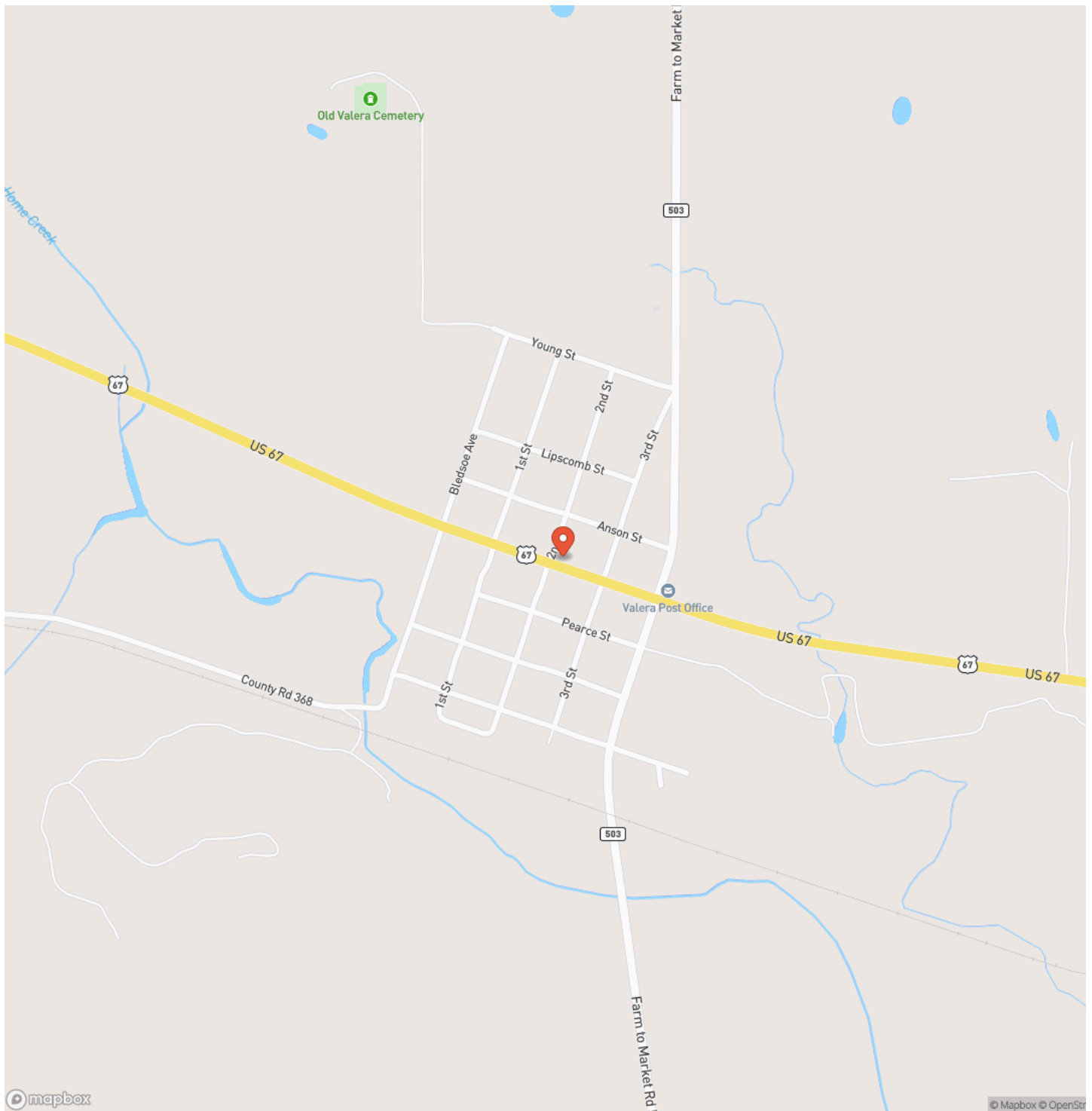
**78 ± Acres in Coleman County
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
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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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