

River Ranch 460 ± Acres  
TBD 300 PR 3740  
Coleman, TX 76834

**\$3,105,000**  
460± Acres  
Coleman County





**River Ranch 460 ± Acres**  
**Coleman, TX / Coleman County**

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**SUMMARY**

**Address**

TBD 300 PR 3740

**City, State Zip**

Coleman, TX 76834

**County**

Coleman County

**Type**

Hunting Land, Ranches, Recreational Land, Riverfront

**Latitude / Longitude**

31.4824 / -99.6086

**Acreage**

460

**Price**

\$3,105,000

**Property Website**

<http://www.ranchandwater1.com>



**PROPERTY DESCRIPTION**

**River Ranch 460 ± Acres**

<b>Acreage:</b> 460 ±	<b>Price:</b> \$3,105,000
<b>Cultivation:</b> No Recent	<b>Price Per Acre:</b> \$6,750
<b>Pasture:</b> 460 ±	<b>Well(s):</b> None
<b>Vegetation:</b> Native Grasses & Brush	<b>County Water:</b> CCSUD Meter On-site
<b>Terrain:</b> Rolling to Rugged	<b>Electricity:</b> CCEC Power On-site
<b>Soil Type:</b> Varied	<b>Fences:</b> High Fence on West Side
<b>Hunting:</b> Exceptional Deer, Turkey, Dove	<b>Outbuildings:</b> None
<b>Feeders:</b> None	<b>Surface Tanks:</b> None
<b>Blinds:</b> None	<b>Estimated Taxes:</b> \$TBD Ag Exempt
<b>Tree Cover:</b> Oak, Elm & Mesquite	<b>School District:</b> Panther Creek ISD
<b>Minerals Owned:</b> Contact Broker	<b>Minerals Conveyed:</b> 100% of Seller Owned
<b>Legal Description:</b> 460 ± acres out of 1191.578 acres of Fort Bend Co. School Land Sur. No 244, Abs 192 out of Block 82 & 83 further described in a survey dated April 25, 2024.	
<b>Directions:</b> FM 503 to FM 1929. FM 1929 west toward Lake Ivie approximately 6 miles to CR 318. South on C.R. 318 for approximately ¾ mile to a gated entrance at P.R. 3740. Please contact broker for ranch preview.	
<b>Property Description:</b> 460 +/- acres of premium hunting property in Southern Coleman County. Bordered on the south side by nearly one mile of Colorado River frontage that is easily accessible by car or UTV. You can drive or walk right to the water's edge! The river is bordered by a thick grove of Oak, Elm, & Mesquite providing cover for wildlife including multiple flocks of wild turkey! 80' +/- of elevation change from pasture to riverfront gives this property a larger feel & a ton of variation. Approximately 4,760 feet of river frontage. New Coleman Electric and county water on-site, and new quality all-weather roads nearing completion.  * Additional contiguous acreage available.	

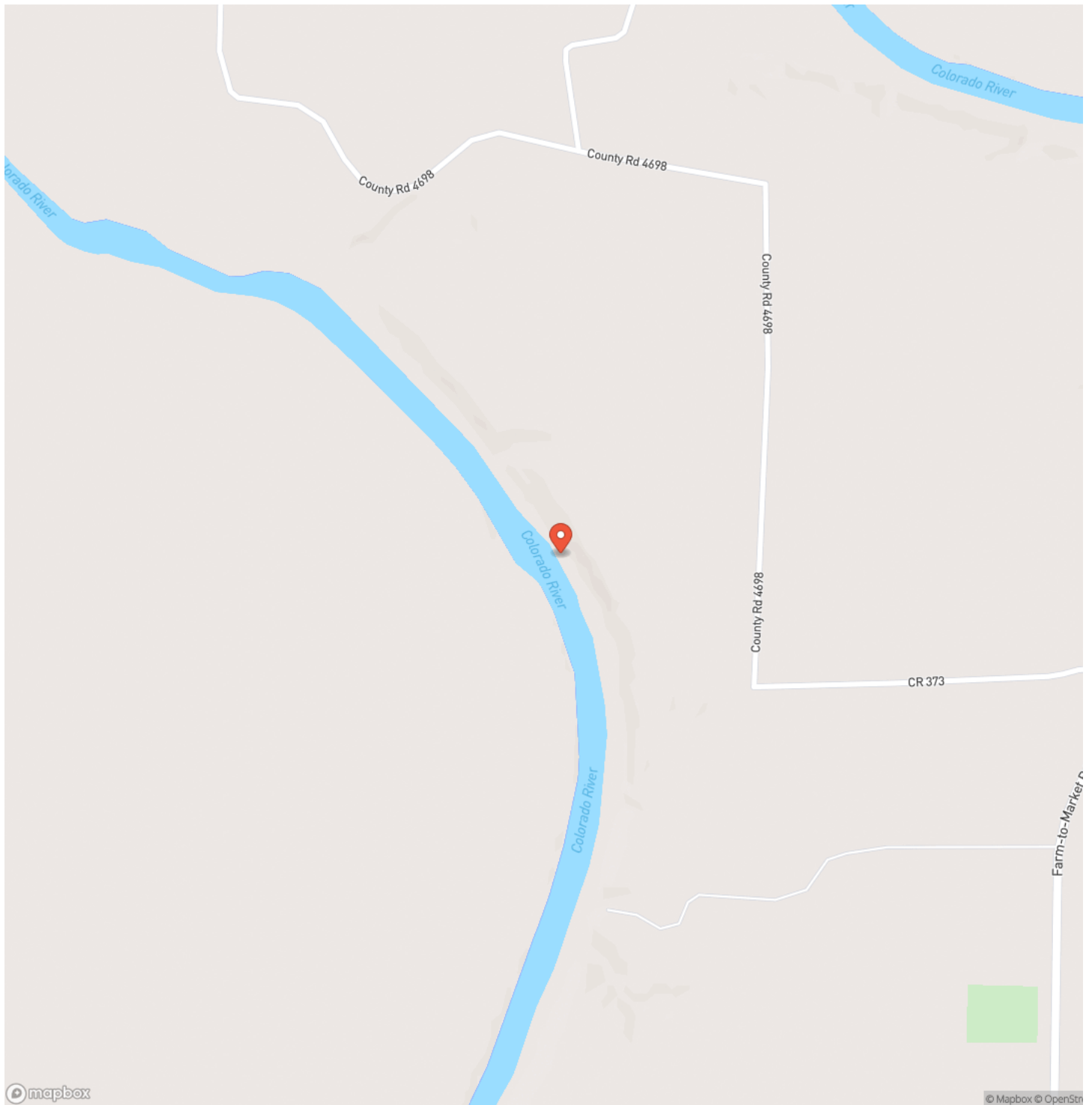


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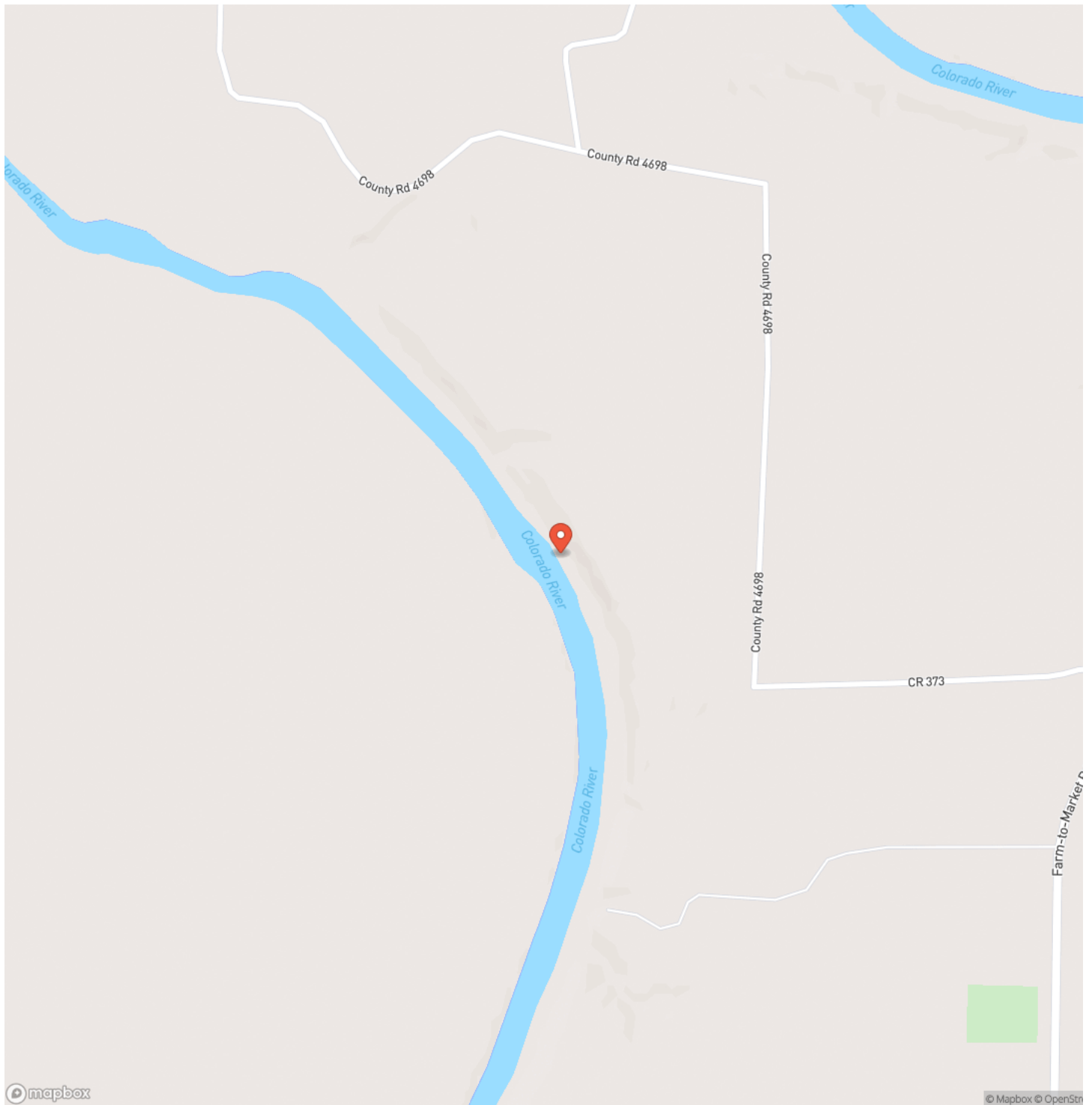
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## Locator Map



## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Marsha Spinks

## Mobile

(817) 964-0986

## Office

(325) 625-4181

## Email

marsha@liveoakrealtors.com

**Address**

1815 S Commercial Ave

## City / State / Zip

Coleman, TX 76834

## NOTES

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**MORE INFO ONLINE:**

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



## This image shows a single 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.



## **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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