

**40± Acres in Coleman County**  
TBD CR 208  
Santa Anna, TX 76878

**\$180,000**  
40± Acres  
Coleman County



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**Santa Anna, TX / Coleman County**

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**SUMMARY**

**Address**

TBD CR 208

**City, State Zip**

Santa Anna, TX 76878

**County**

Coleman County

**Type**

Ranches, Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

31.742998 / -99.33904

**Taxes (Annually)**

150

**Acreage**

40

**Price**

\$180,000

**Property Website**

<https://liveoakrealtors.com/property/40-acres-in-coleman-county-coleman-texas/54909/>



**PROPERTY DESCRIPTION**

## 40 ± Acres in Coleman County

<b>Acreage:</b> 40 ±	<b>Price:</b> \$180,000
<b>Cultivation:</b> None	<b>Price Per Acre:</b> \$4,500
<b>Pasture:</b> 40 ±	<b>Well(s):</b> None
<b>Vegetation:</b> Native Grasses & Brush	<b>County Water:</b> Coleman County SUD
<b>Terrain:</b> Gently Rolling	<b>Electricity:</b> Coleman County Electric
<b>Soil Type:</b> Varies	<b>Fences:</b> Barbed-Wire
<b>Hunting:</b> Deer, Dove, Quail, Turkey, Hogs	<b>Outbuildings:</b> None
<b>Feeders:</b> None	<b>Surface Tanks:</b> One (Recently Dug)
<b>Blinds:</b> None	<b>Estimated Taxes:</b> \$150 +/- (Ag)
<b>Tree Cover:</b> Oak & Mesquite	<b>School District:</b> Santa Anna ISD
<b>Minerals Owned:</b> Unknown	<b>Minerals Conveyed:</b> Unknown
<b>Legal Description:</b> 40 ± acres out of J.A.H Cleveland Survey 495, Abs 98, Blk 14	
<b>Directions:</b> From Santa Anna – FM 1176 South to C.R. 208. C.R. 208 dead ends into C.R. 206.	
<b>Property Description:</b> Scenic acreage that is perfect for hunting or a potential building site. Gently rolling terrain with Oak & Mesquite cover. Lush native grasses & a brand-new stock tank has been dug in the southwest corner of the property. County water & electricity are available.	

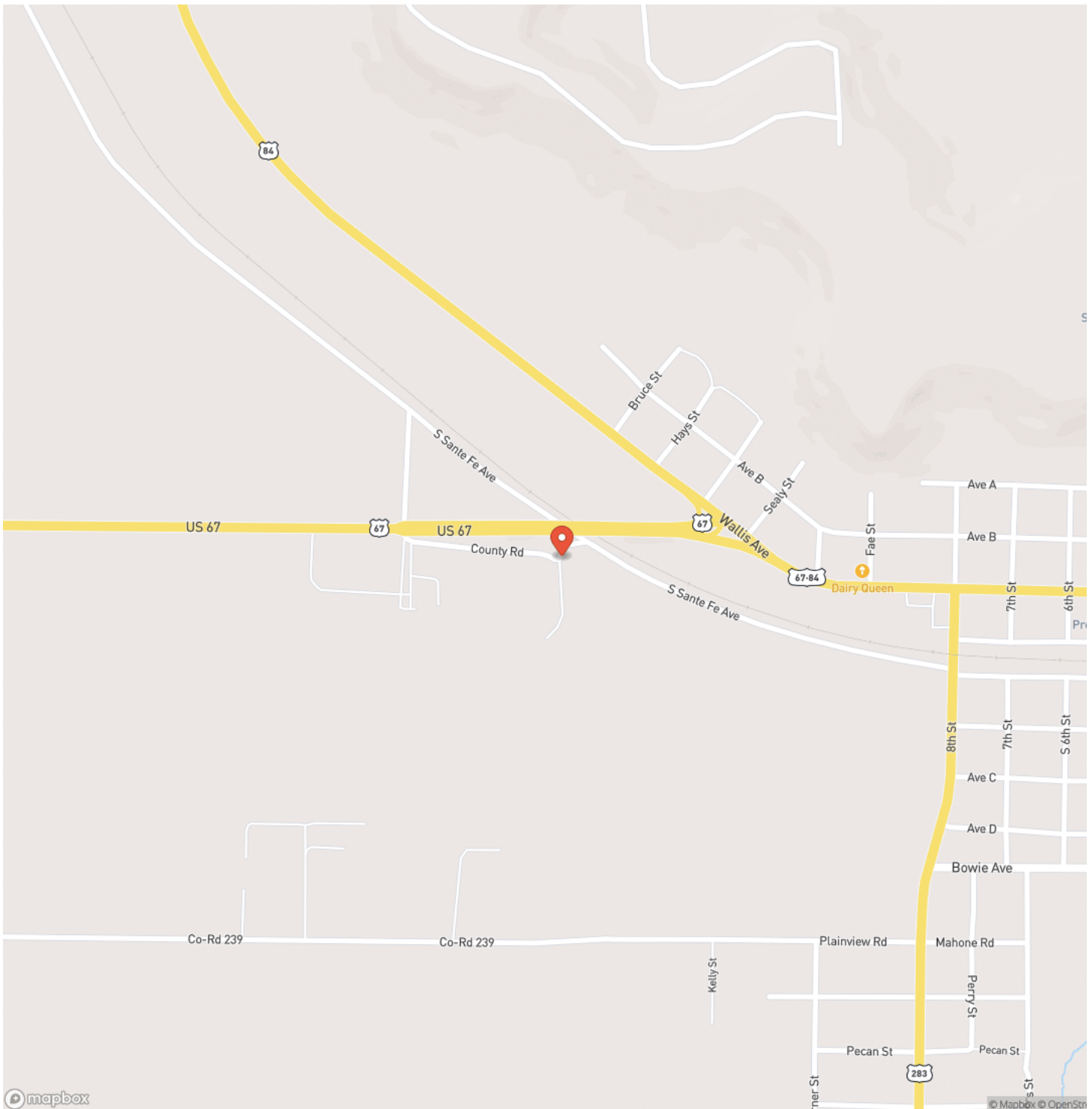


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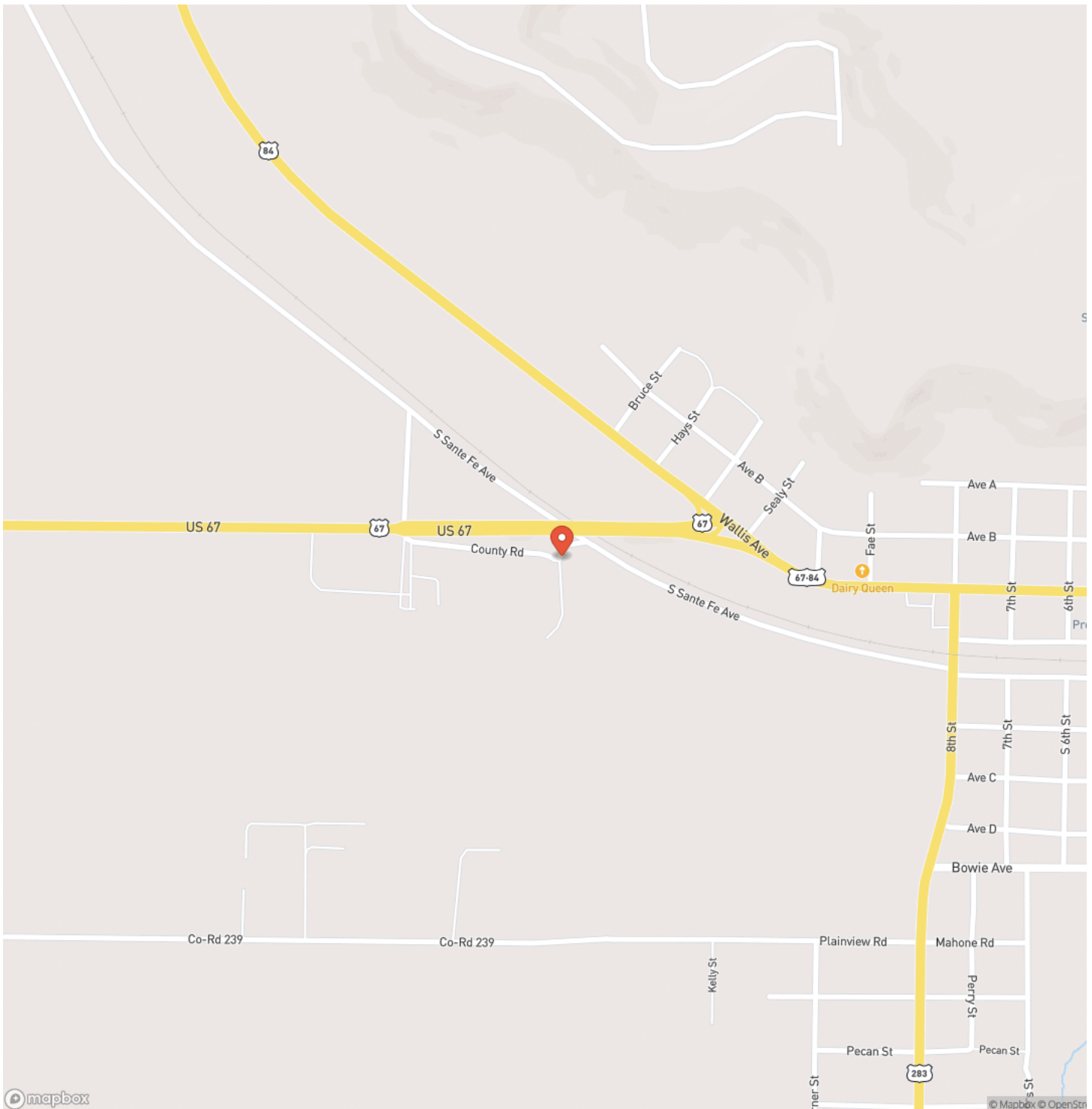
## Locator Map



**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:**



## 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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## **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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