

81.983 Acres in Coleman County  
1450 FM 2805  
Talpa, TX 76834

**\$348,045**  
81.980± Acres  
Coleman County





**81.983 Acres in Coleman County**  
**Talpa, TX / Coleman County**

---

**SUMMARY**

**Address**

1450 FM 2805

**City, State Zip**

Talpa, TX 76834

**County**

Coleman County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

31.827368 / -99.426453

**Acreage**

81.980

**Price**

\$348,045



**81.983 Acres in Coleman County**  
**Talpa, TX / Coleman County**

---

**PROPERTY DESCRIPTION**

An incredible hunting property in the western part of Coleman County. Rolling terrain with 70' +/- of elevation change with sprawling hilltop views. Cover consists of mostly hardwoods including Live Oak, Red Oak & Post Oak. 35 +/- acres currently being cultivated to enhance wildlife or to run a few cows. Two water wells & Coleman County Electric Coop power. There is one active oil well on the property with approximately \$2,000 per year in income. Seller intends to convey their mineral interest with the surface.

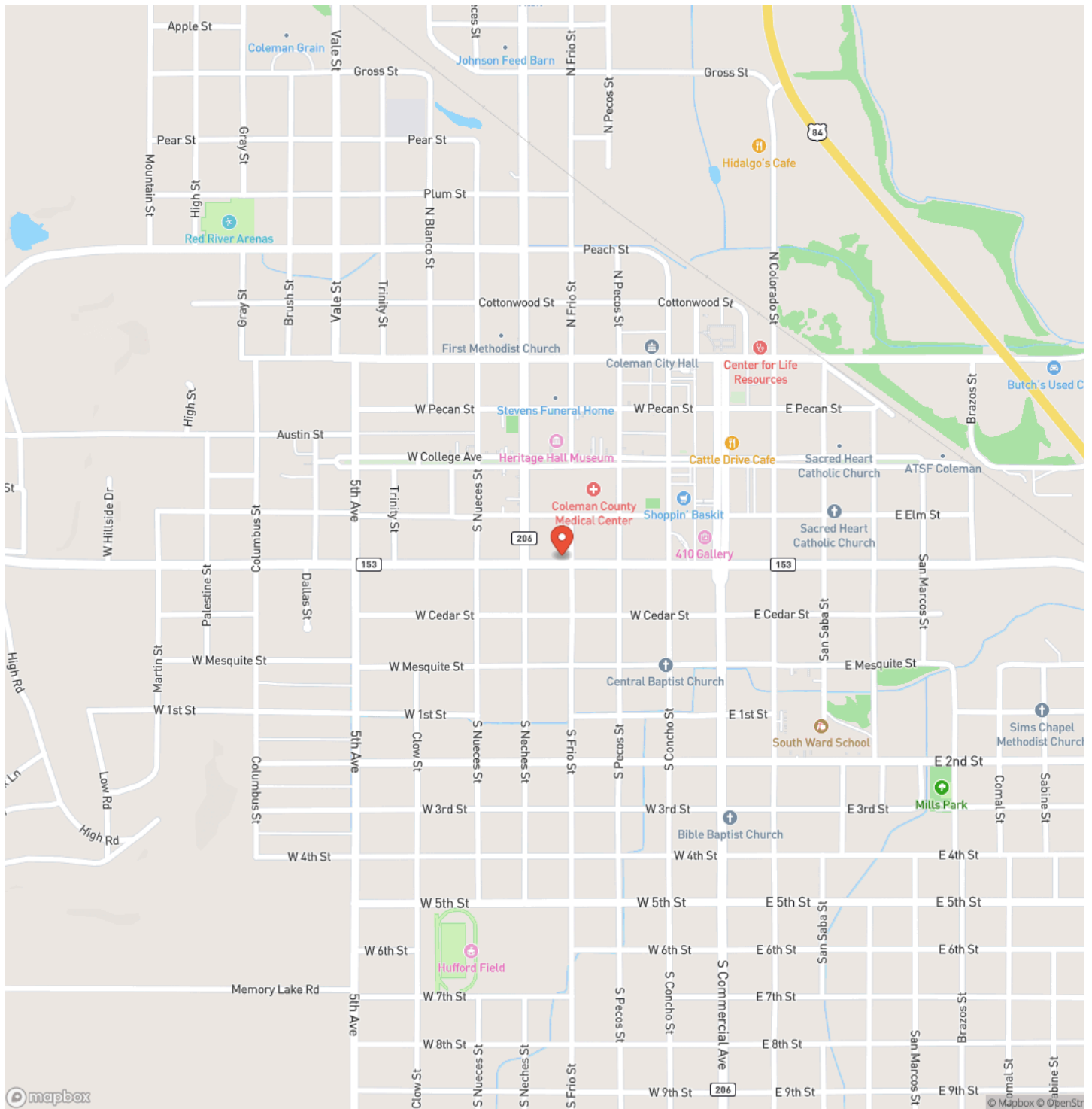


**81.983 Acres in Coleman County**  
**Talpa, TX / Coleman County**

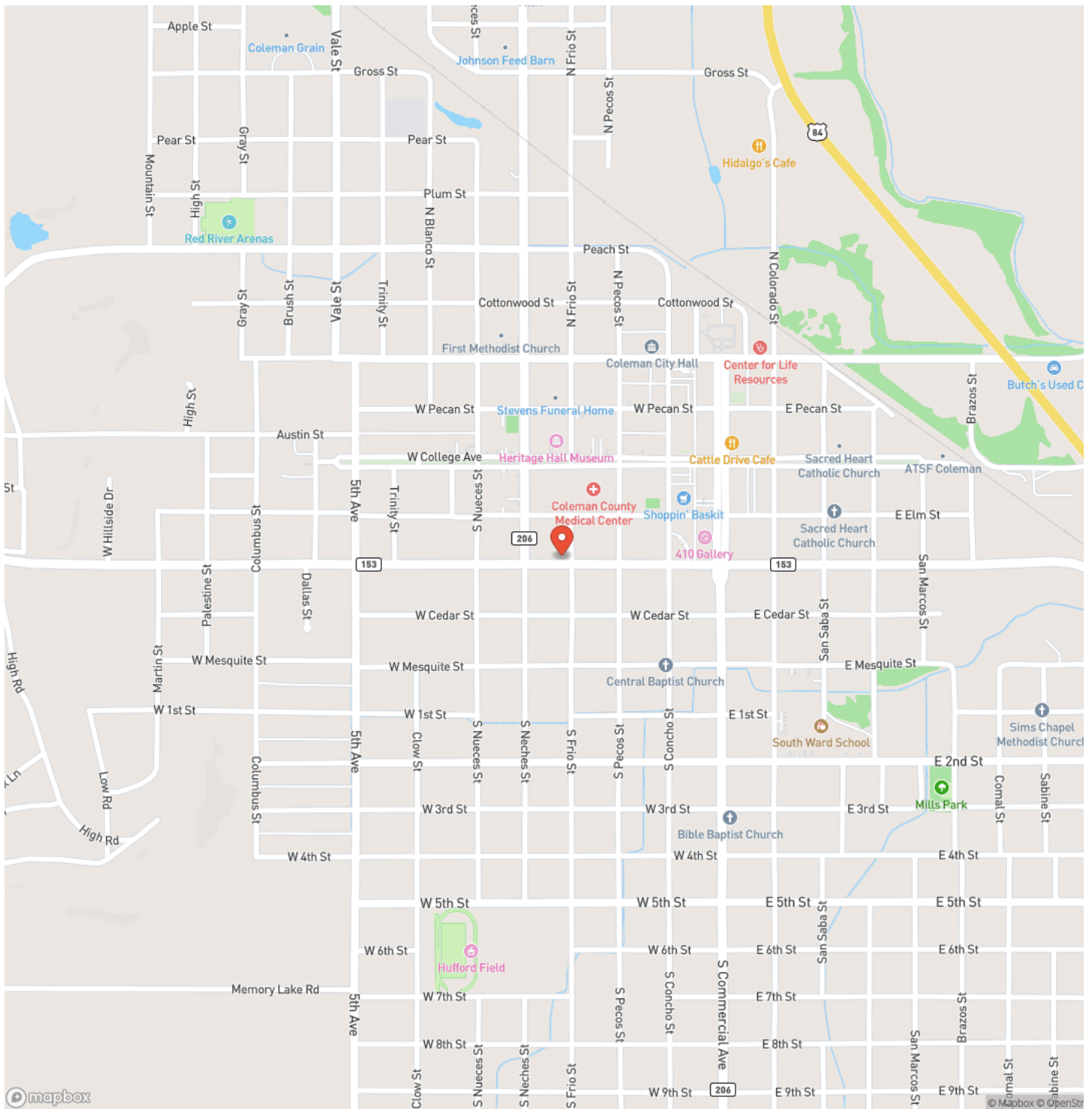
---



## Locator Map



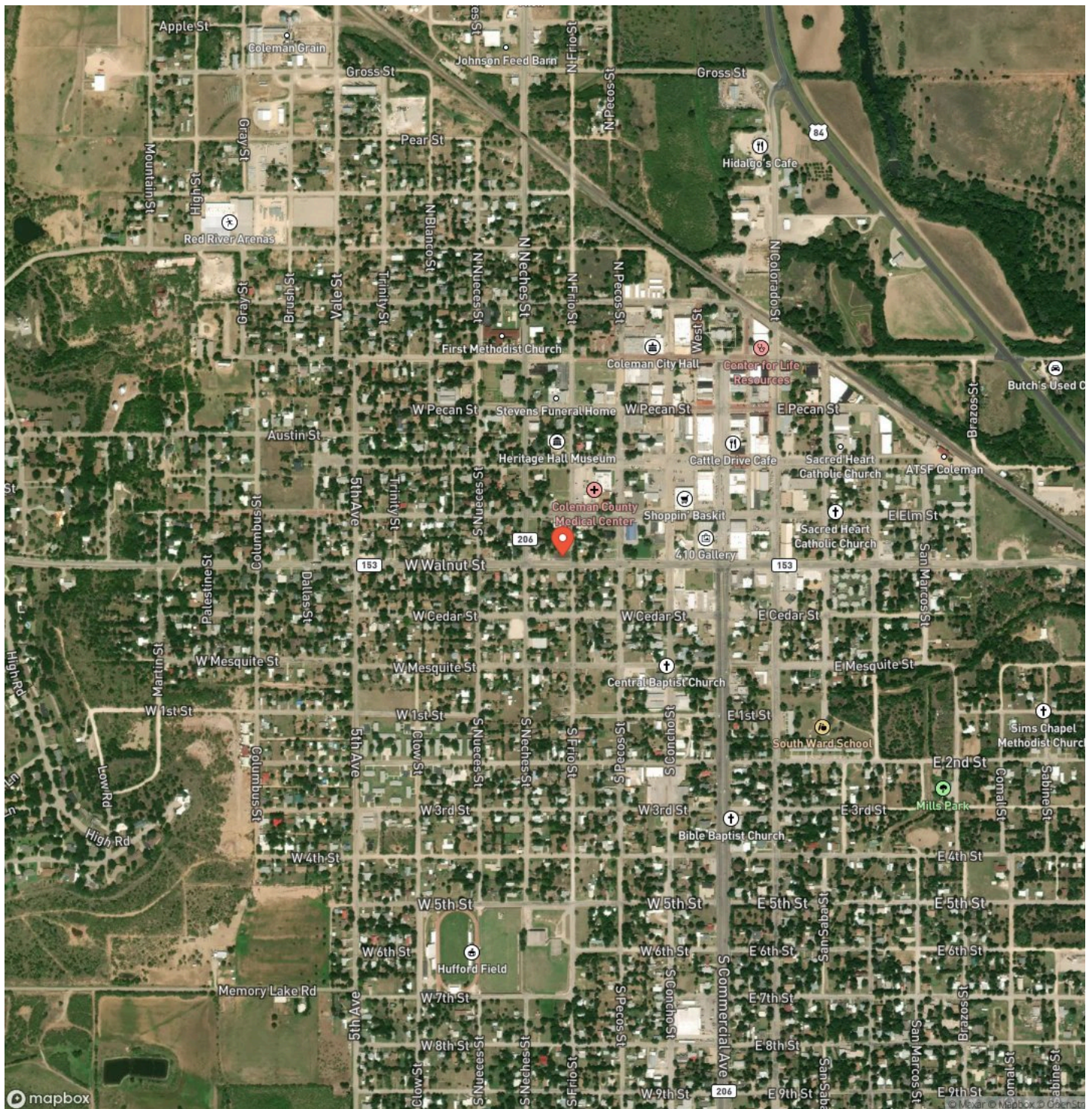
## Locator Map





## Talpa, TX / Coleman County

## Satellite Map





**81.983 Acres in Coleman County**  
**Talpa, TX / Coleman County**

### 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

[illegible]



[illegible]

**<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/>

---