

2,085 Feet of Colorado River!
201 PR 3470
Coleman, TX 76834

\$1,350,000
201.030± Acres
Coleman County



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Coleman, TX / Coleman County

SUMMARY

Address

201 PR 3470

City, State Zip

Coleman, TX 76834

County

Coleman County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Riverfront

Latitude / Longitude

31.483296 / -99.630448

Acreage

201.030

Price

\$1,350,000

Property Website

<http://www.texasranch2.com>



PROPERTY DESCRIPTION

River Ranch 201.03 ± Acres

2085 +/- feet of beautiful Colorado River!

Acreage: 201.03	Price: \$1,350,000
Cultivation: No Recent	Price Per Acre: \$6,715
Pasture: 201.03	Well(s): None
Vegetation: Native Grasses & Brush	County Water: CCSUD Meter Onsite
Terrain: Rolling to Rugged	Electricity: CCEC Power Onsite
Soil Type: Varied	Fences: Fairly New on N. Side
Hunting: Exceptional Deer, Turkey, Dove	Outbuildings: None
Feeders: None	Surface Tanks: One
Blinds: None	Estimated Taxes: \$ TBD Ag Exempt
Tree Cover: Oak, Elm, & Mesquite	School District: Panther Creek ISD
Minerals Owned: Contact Broker	Minerals Conveyed: 100% of Seller Owned
Legal Description: 201.03± 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.	
Directions: 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.	

Property Description: 2085 +/- feet of beautiful Colorado River!

Presenting an exceptional opportunity: 200 acres nestled on the Colorado River. Enjoy 2085+/- feet of river frontage that offers a stunning backdrop for recreational activities and tranquility.

Key Features:

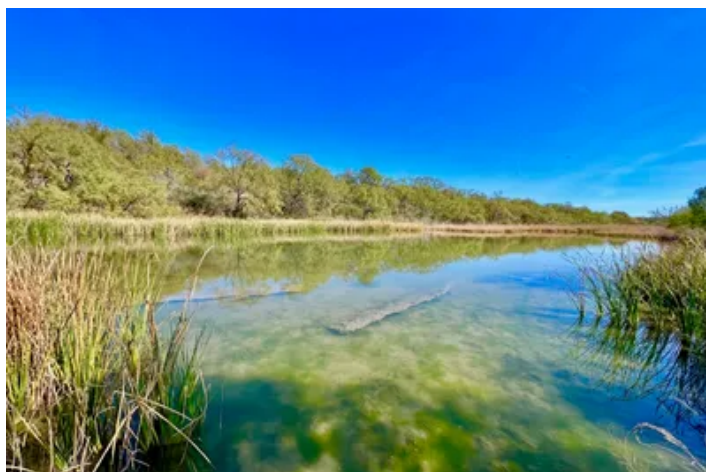
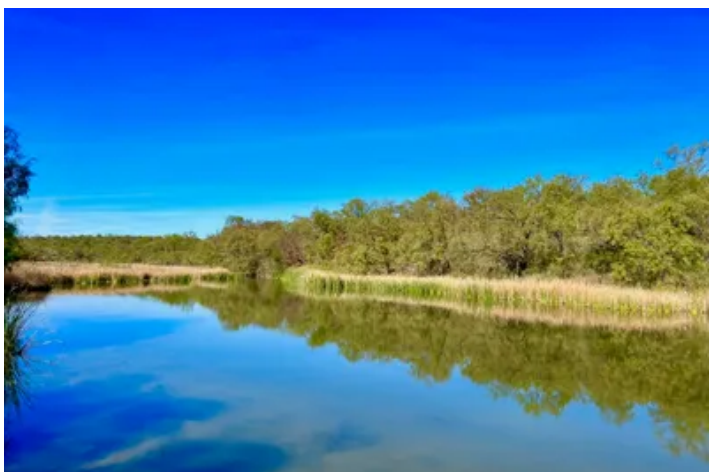
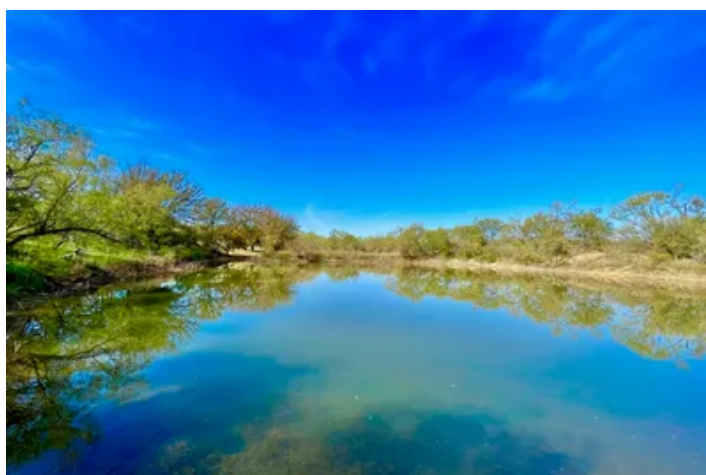
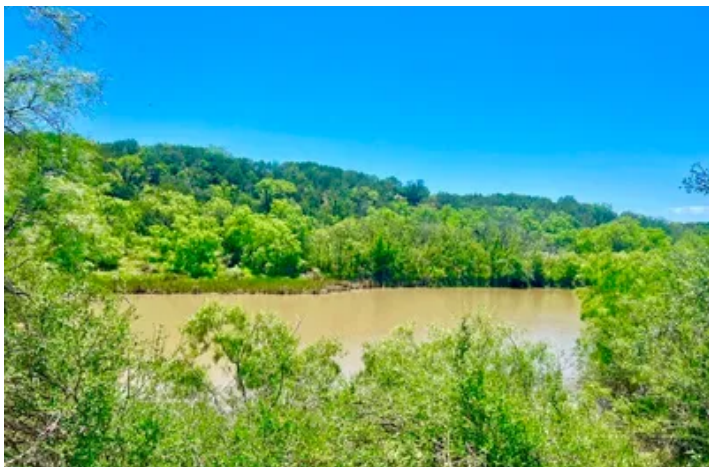
- Water meter already installed
- All-weather road ensuring access
- Premier hunting and fishing opportunities

The property is ready for development or personal use with new power/electric lines installed and broadband cable available. Whether you are looking to build a private retreat or invest in a property with significant potential, this land offers a canvas for your vision.

Situated directly downstream from Lake O.H. Ivie, the land benefits from proximity to this significant water reservoir, which enhances its value and recreational appeal. The property features a pond and additional water holes in the creek, making it ideal for both wildlife and agricultural pursuits.

This property is one of only seven ranches that are part of the River Ranch, a 1,191-acre property being offered for the first time. Each ranch has over 2,000 feet of frontage on the Colorado River.

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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Coleman, TX 76834

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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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