

95 ± Acres in Coleman County  
TBD 95 CR 404  
Valera, TX 76884

**\$350,550**  
95± Acres  
Coleman County



**95 ± Acres in Coleman County**  
**Valera, TX / Coleman County**

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**SUMMARY**

**Address**

TBD 95 CR 404

**City, State Zip**

Valera, TX 76884

**County**

Coleman County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

31.753751 / -99.549469

**Acreage**

95

**Price**

\$350,550



**PROPERTY DESCRIPTION**

## 95 ± Acres in Coleman County

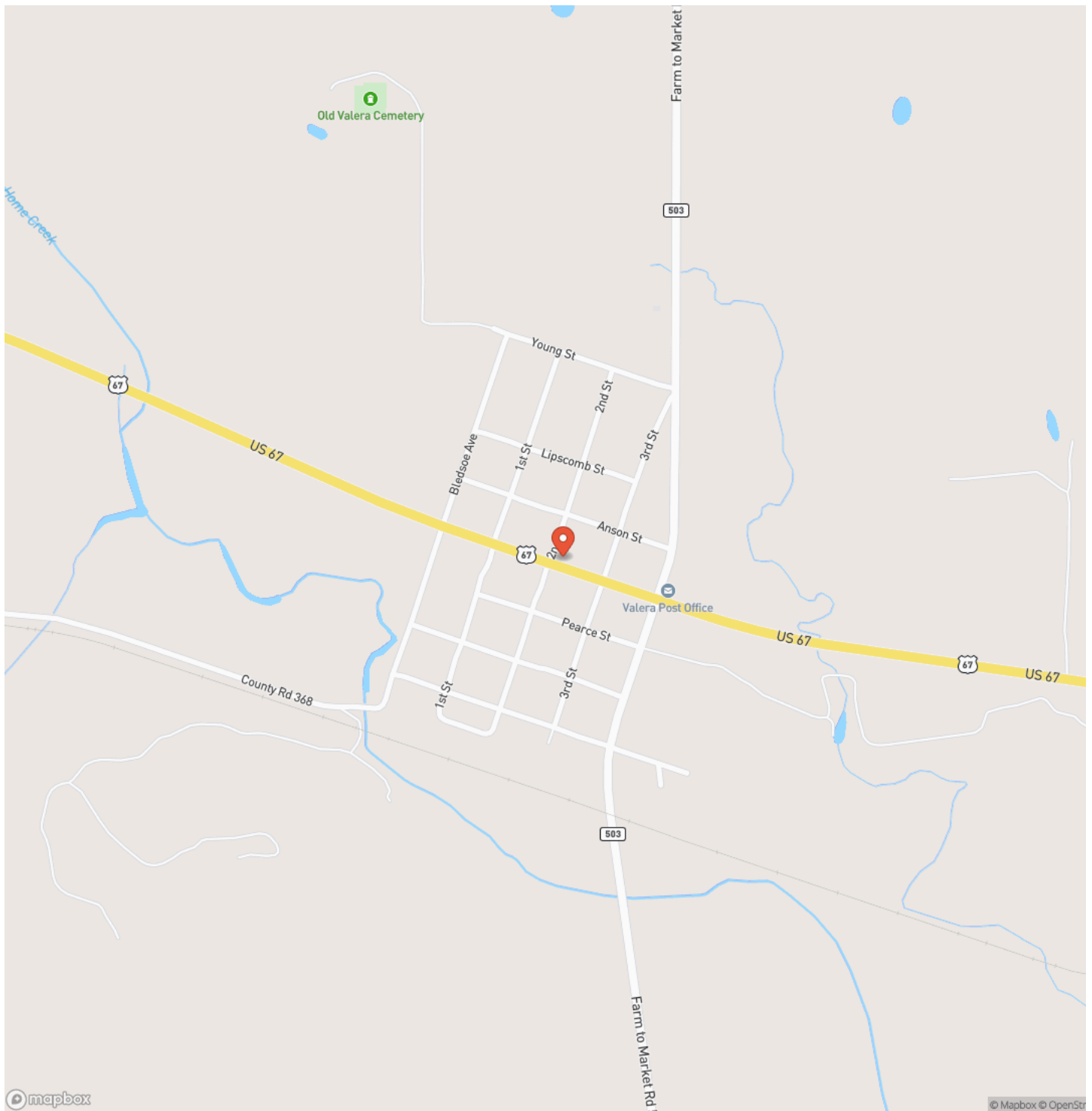
<b>Acreage:</b> 95 ±	<b>Price:</b> \$350,550
<b>Cultivation:</b> No Recent	<b>Price Per Acre:</b> \$3,690
<b>Pasture:</b> 95 ± Acres	<b>Well(s):</b> None
<b>Vegetation:</b> Native Grasses & Brush	<b>County Water:</b> CCSUD Meter Available
<b>Terrain:</b> Rolling	<b>Electricity:</b> CCEC Available
<b>Soil Type:</b> Varied	<b>Fences:</b> Fair to Good Perimeter
<b>Hunting:</b> Deer, Dove, Turkey, Quail, Hogs	<b>Outbuildings:</b> None
<b>Feeders:</b> None	<b>Surface Tanks:</b> One
<b>Blinds:</b> None	<b>Estimated Taxes:</b> \$ TBD (Ag Exempt)
<b>Tree Cover:</b> Oak & Mesquite	<b>School District:</b> Panther Creek ISD
<b>Minerals Owned:</b> Unknown	<b>Minerals Conveyed:</b> Unknown
<b>Legal Description:</b> 95 ± 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.	
<b>Directions:</b> From Valera - FM 503 North to C.R. 404. West on C.R. 404 to property on the north side.	
<b>Property Description:</b> 95 ± Acres of rolling terrain with hill country-esque views. Massive Oak trees surround a beautiful stock tank tucked away from the road. Mesquite & Cedar cover also provide cover for wildlife. Close proximity to Coleman, Brownwood, & San Angelo.	



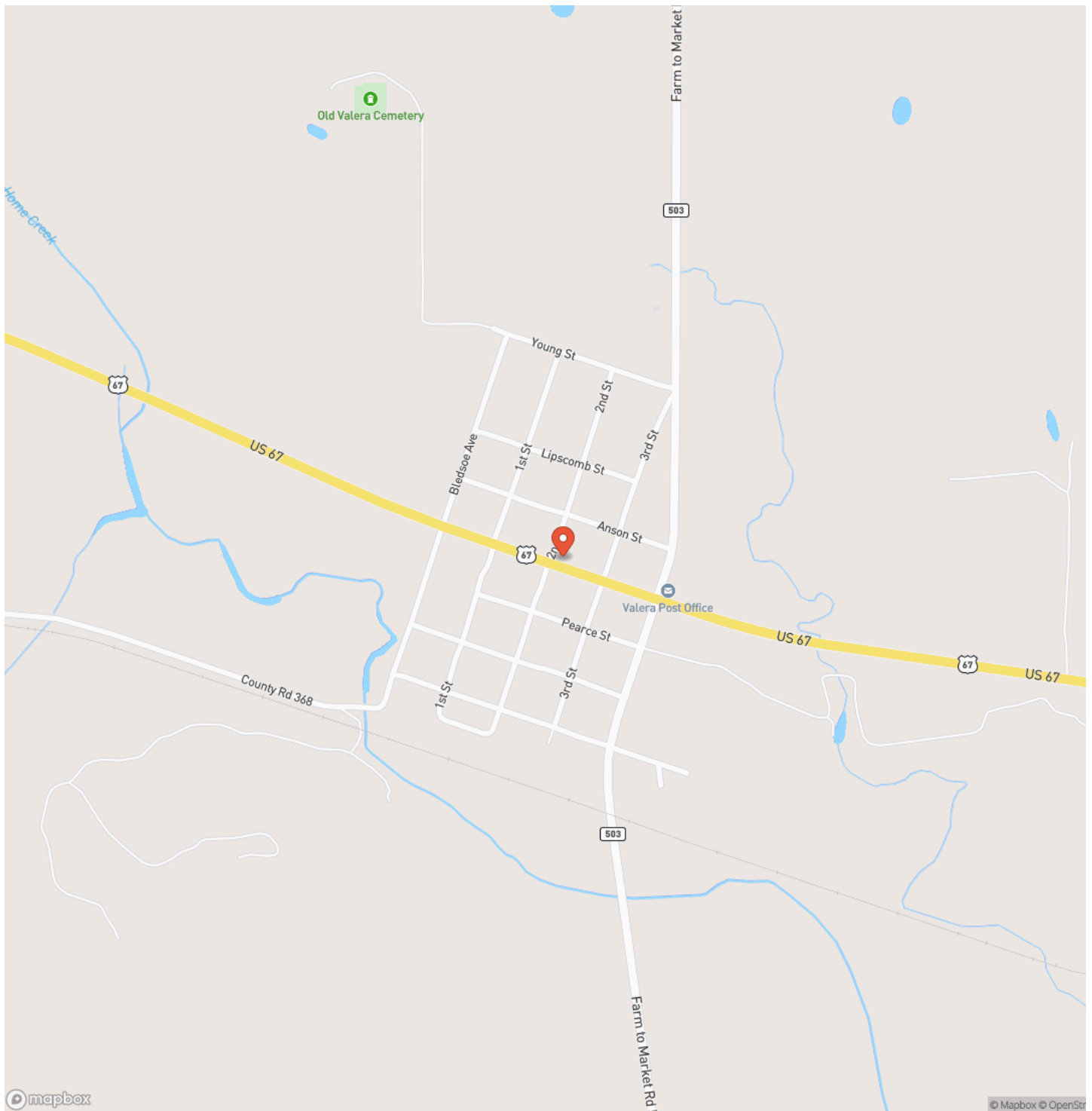
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## Locator Map



## Locator Map





## Satellite Map



**95 ± Acres in Coleman County  
Valera, 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

This image shows a blank 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.



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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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