160 ± Acres in Coleman County TBD County Road 118 Coleman, TX 76834 **\$540,000** 160± Acres Coleman County







MORE INFO ONLINE:

https://www.liveoakrealtors.com/

160 ± Acres in Coleman County Coleman, TX / Coleman County

SUMMARY

Address TBD County Road 118

City, State Zip Coleman, TX 76834

County Coleman County

Type Hunting Land, Ranches, Farms

Latitude / Longitude 31.797398 / -99.355448

Taxes (Annually) 170

Acreage 160

Price \$540,000









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PROPERTY DESCRIPTION

160 ± Acres in Coleman County

Acreage: 160 ±	Price: \$ 544,000				
Cultivation: 72.93	Price Per Acre: \$ 3,400				
Pasture: 85.71	Well(s): None				
Vegetation: Native Grass	County Water: None				
Terrain: Rolling to Flat	Electricity: No meter				
Soil Type: Rowena Clay, Frio Clay	Fences: Fair				
Hunting: Deer, Dove, Hog & Quail	Outbuildings: None				
Feeders: None	Surface Tanks: Three				
Blinds: None	Estimated Taxes: \$ 170 AG EXEMPT				
Tree Cover: Mesquite, Oak	School District: Coleman ISD				
Minerals Owned: Unknown	Minerals Conveyed: Unknown				
Legal Description: A0198 Walter Fosgate S	UR 487, Acres 160				
Directions: From Coleman take Santa Anna Ave to Hwy 84, turn right towards Santa Anna for approximately 1.5 miles, turn left on CR 118 east for 2.4 miles. Property located on the left.					
Property Description: Enjoyable hunting property close to Coleman & Santa Anna. Good brush cover and 73 acres for food plot for deer with three stock tanks. North and south fences are good, east and west fences will need some repair. Terrain is rolling to flat with an elevation of 1720 ft on the west to 1650 ft on the east. This property would make a great home for a few cows and some grain farming.					



MORE INFO ONLINE:

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MORE INFO ONLINE:

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Jana Sanders / Tamara Carhart - 160 acres Coleman County, Texas, AC +/-





Boundary



Jana Sanders / Tamara Carhart - 160 acres Coleman County, Texas, AC +/-





Boundary



Jana Sanders / Tamara Carhart - 160 acres Coleman County, Texas, AC +/-





Boundary



| Boundary 165.17 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RwB	Rowena clay loam, 1 to 3 percent slopes	70.01	42.39	0	49	2e
POB	Purves and Owens soils, undulating	41.48	25.12	0	19	6s
KvB	Kavett silty clay, cool, 1 to 3 percent slopes	22.94	13.89	0	22	4s
Fr	Frio clay loam, frequently flooded	20.58	12.46	0	50	5w
LdB	Lindy clay loam, 1 to 3 percent slopes	8.39	5.08	0	38	3e
RwA	Rowena clay loam, 0 to 1 percent slopes	1.77	1.07	0	50	1
TOTALS		165.1 7(*)	100%	-	37.29	3.7

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability									
	1	2	3	4	5	6	7	8	
'Wild Life'									
Forestry					•				
Limited					+	+			
Moderate									
Intense									
Limited									
Moderate									
Intense									
Very Intense									

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

LISTING REPRESENTATIVE For more information contact:



<u>NOTES</u>

Representative Ted Taylor

Mobile

(325) 214-0543 **Office**

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City / State / Zip Coleman, TX 76834



MORE INFO ONLINE:

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