

2,700' of Colorado River
Coleman, TX 76834

\$995,000
150± Acres
Coleman County



2,700' of Colorado River
Coleman, TX / Coleman County

SUMMARY

City, State Zip

Coleman, TX 76834

County

Coleman County

Type

Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

31.471061 / -99.615729

Acreage

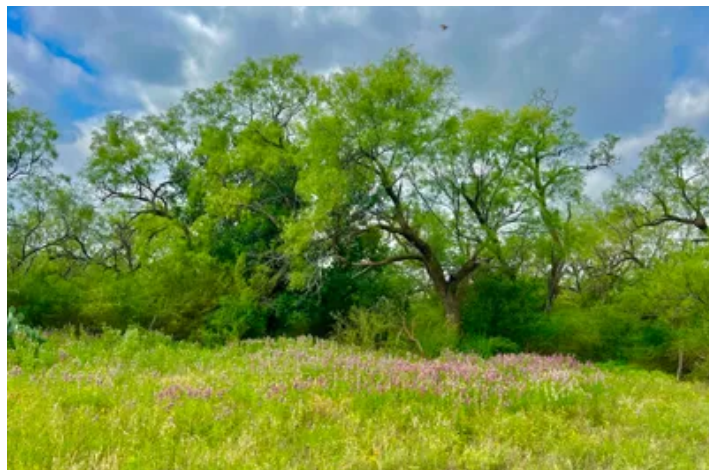
150

Price

\$995,000

Property Website

<http://www.riverranch.life>



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PROPERTY DESCRIPTION

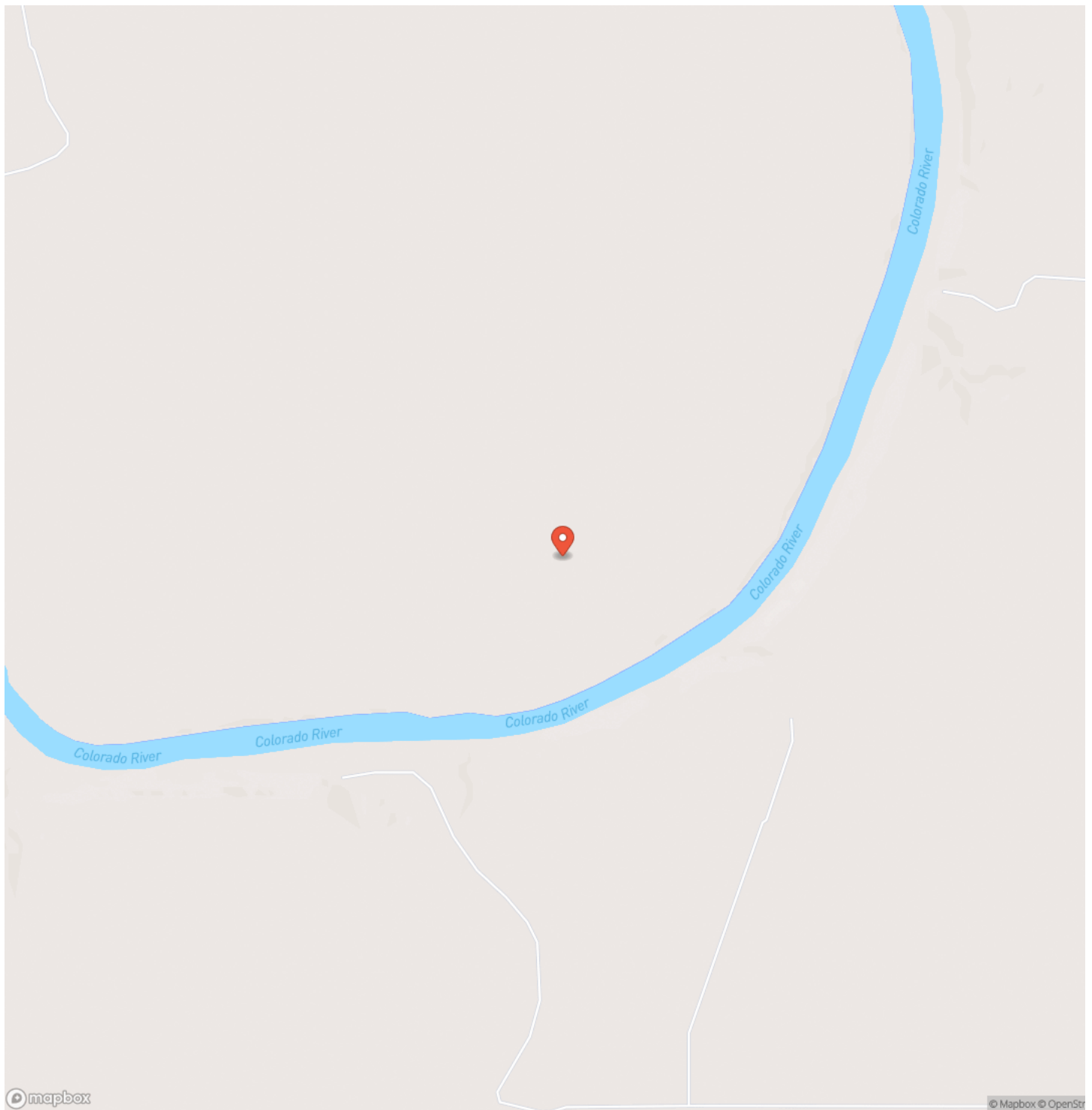
A rare opportunity to find year-round live water on the Colorado River in Coleman County! Located just below the dam at one of the most famous bass fishing lakes in the country, O.H. Ivie Reservoir. This property, part of the exclusive River Ranch community, is situated in a prime location with approximately 2,700 feet of frontage on the Colorado River. Direct walkable & drivable access to the river where you can immediately put a boat in or drop a line. An excellent mixture of native brush cover & hardwoods create a thriving wildlife habitat. Ranch includes a county water meter, Coleman County electric service, and new quality all-weather roads.

“Additional Contiguous Acreage Available”

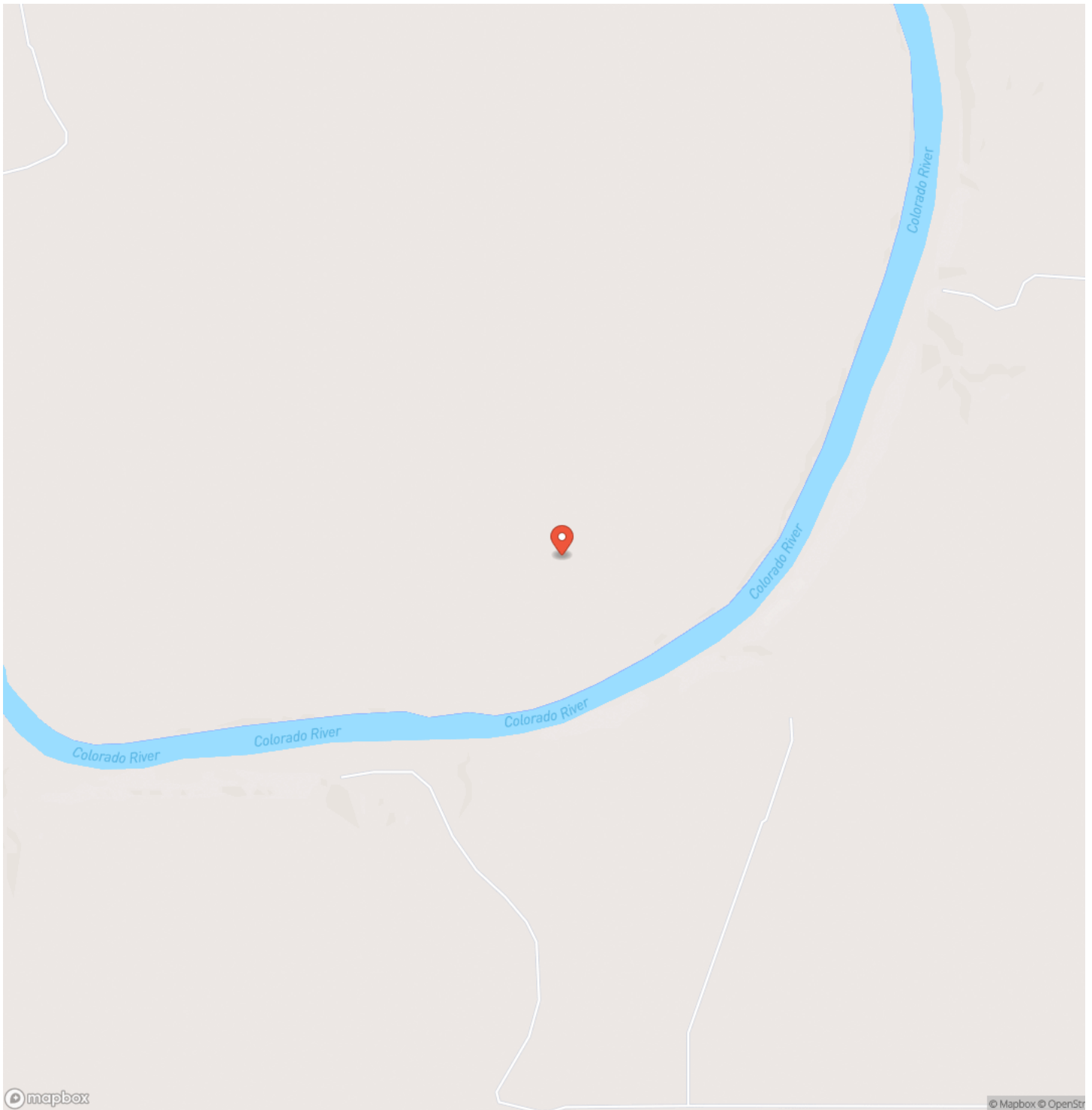
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Locator Map



Locator Map



Satellite Map



**2,700' of Colorado River
Coleman, TX / Coleman County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Coleman, TX 76834

NOTES

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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.

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.

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