

656 ± Acres in Runnels County
Talpa, TX 76882

\$1,495,000
656± Acres
Runnels County



656 ± Acres in Runnels County
Talpa, TX / Runnels County

SUMMARY

City, State Zip

Talpa, TX 76882

County

Runnels County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

31.7774 / -99.7218

Taxes (Annually)

850

Acreage

656

Price

\$1,495,000



656 ± Acres in Runnels County
Talpa, TX / Runnels County

PROPERTY DESCRIPTION

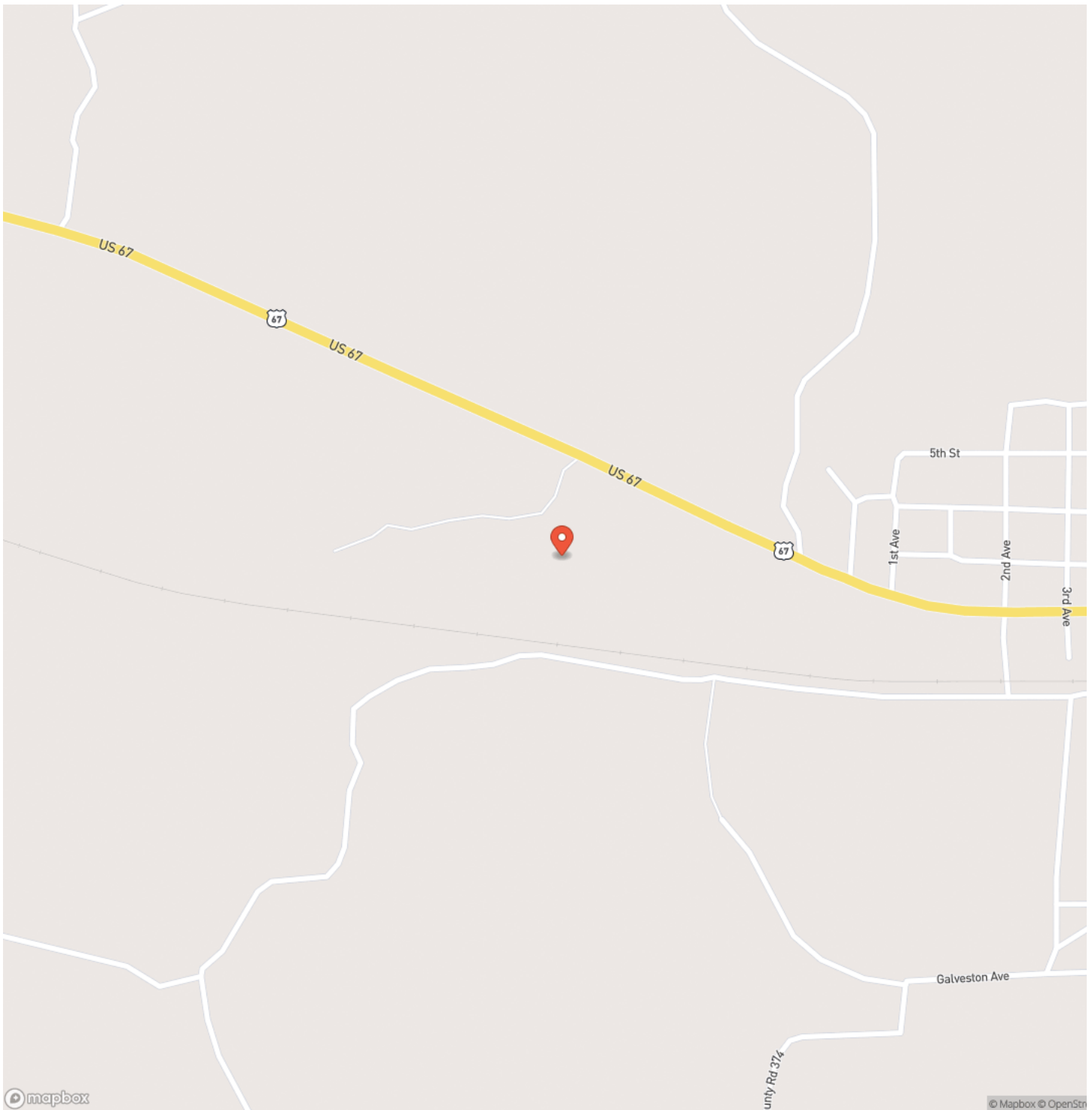
True west Texas ranch country under the big sky. Rolling, rugged terrain with nearly 100' of elevation change from the highest point to the bottom of Cow Branch creek draw. Paved frontage on US Hwy 67, located less than an hour from San Angelo & Abilene. Cow Branch meanders through the property, running considerable amounts of water in wet seasons. Mature mesquite, scrub brush & native grasses cover the ranch creating cover for wildlife & shade for livestock. Priced to sell & a portion of the mineral estate will convey with the property as part of an acceptable offer!



656 ± Acres in Runnels County
Talpa, TX / Runnels County



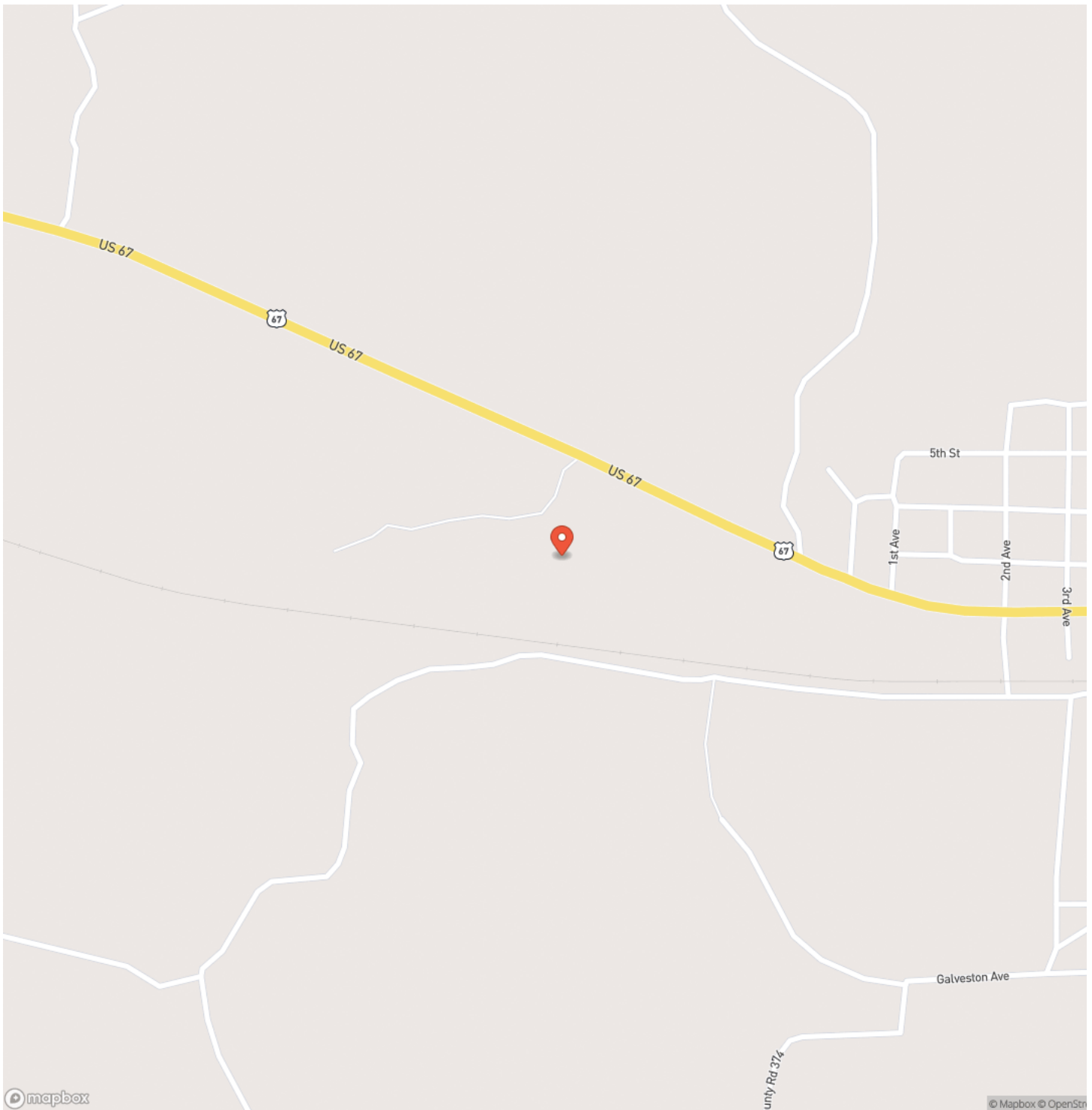
Locator Map



MORE INFO ONLINE:

<https://www.liveoakrealtors.com/>

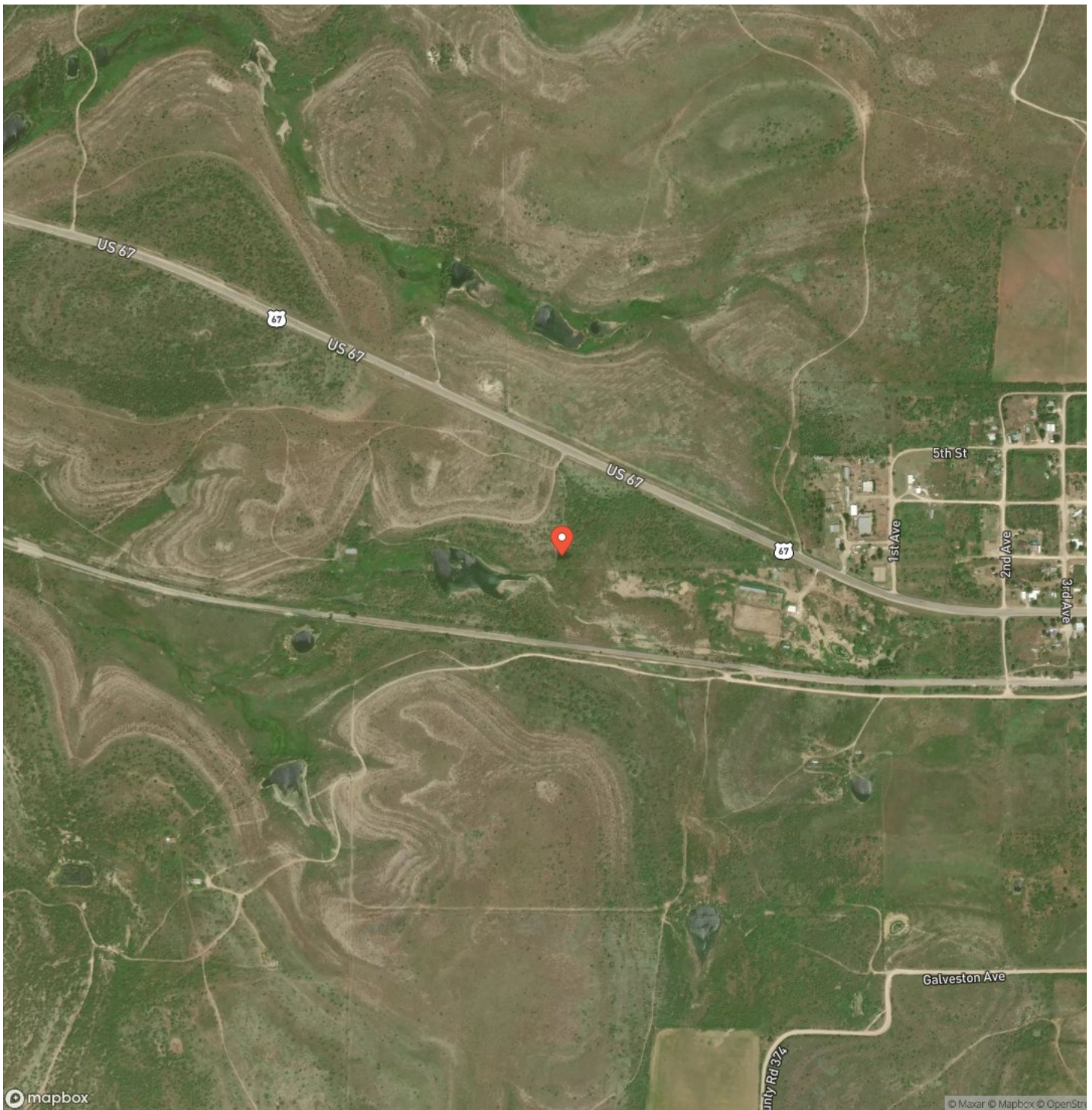
Locator Map



MORE INFO ONLINE:

<https://www.liveoakrealtors.com/>

Satellite Map



656 ± Acres in Runnels County
Talpa, TX / Runnels 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]

MORE INFO ONLINE:

<https://www.liveoakrealtors.com/>

[illegible]

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/>

