



\$ 575,000.00

## 36.15 ACRES + HOME IN COLEMAN COUNTY

<https://www.liveoakrealtors.com>

A rare opportunity to own 36 +/- acres on the edge of historic Coleman, Texas. 2,636 square feet of interior living space accented by stunning views of rolling countryside & Santa Anna Mountain. Stock tank behind the house provides water for livestock, wildlife, or a swimming hole. Perfectly equipped for...

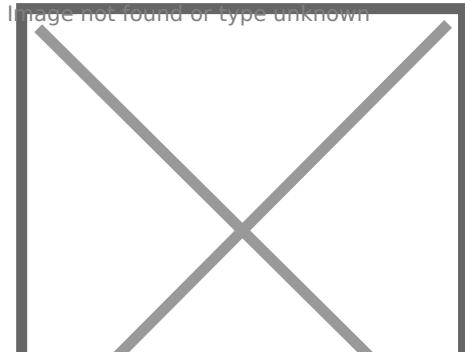
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### Marsha Spinks

817.964.0986

[marsha@liveoakrealtors.com](mailto:marsha@liveoakrealtors.com)

- 3 beds
- 3 baths
- Land With Home, Residential
- Available, PRICE REDUCTION!!



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## BASIC FACTS

**Property ID:** 19207

**Bedrooms:** 3

**Status:** Available PRICE REDUCTION!!

**Construction Type:** Brick

**Type of Roof:** Composite

**Well/Septic Or County Water:** City Water and Septic

**Pasture:** 36.15 Acres

**Tree Cover:** Mesquites in Pasture

**Electricity:** Co-Op Electric

**Parking:** 2 Car Attached Garage + 4 Car Attached Carport

**Post Updated:** 2022-06-23 18:39:45

**Bathrooms:** 3

**Address:** 13001 State Highway 206, Coleman, TX 76834

**Type of Foundation:** Pier & Beam

**County:** Coleman

**Cultivation:** None

**Vegetation:** Landscaped & Native Grasses

**Hunting:** NA

**Acreage:** 36.15

**Square Footage:** 2636

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## ADDITIONAL INFO

**Soil Type:** Varied Clay

**Minerals Owned:** Unknown

**School District:** Coleman ISD

**Fence:** Perimeter & Yard Fence

**Type of Cooling:** Ceiling Fans, Central Air-

**Terrain:** Rolling

**Minerals Conveyed:** Unknown

**Type of Porch:** Covered Front and Back Porches

**Type of Heating:** Central Heat - Electric

**Taxes:** \$2,338.88 (HS)



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**Type of Patio or Deck:** Back Patio

**Legal Description:** 36.15 +/- Acres out of S  
Crook Survey 736, Abstract 0109

**Directions:** Located on Hwy 206 just on the south end of Commercial as you go toward the Rodeo Grounds.



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