

RANCH & LAND
COMPASS



403+ ACRES

Callahan County, Texas



Ruple

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COMPASS

LISTING AGENT



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PROPERTY DESCRIPTION

Callahan County is known as a prime location for cattle ranches and this property is no exception. Located near Coleman, this 403 +/- acre working cattle ranch has both the added improvements and naturally gifted land to make this a profitable cattle operation or recreational ranch.

Part of the ranch has some nice roll to it but there are 6 fenced pastures with a 90-acre pasture planted with improved grass and 60 acres of wheat. With 7 tanks, there's plenty of water for cattle and wildlife. There is a trap to run into a good set of working pens with squeeze shoots as well.



IMPROVMENTS

There is a separate 60x20 covered area that houses the tractors and tractor implements. There is a 15,000 Gallon rain catch system that services both houses and supplements the cattle – if needed. There are no oil or gas pipelines going through the property and no minerals to convey.

This is a property to use as a cattle ranch, homestead, recreational property or investment. Call me soon to take a tour of this outstanding turn-key ranch!



IMPROVMENTS

There are two homes on the ranch. The 4,400 SF main house is a 3/3 barndominium with a loft and was built on the highest point of the ranch to take advantage of the 360 views. On either side of the house there is a 2,400 SF of covered porch to enjoy.

The house is open concept, and the floors are stained concrete. The kitchen has stainless steel appliances and has granite countertops. Connected to the main house is a 40x60 air-conditioned man cave that could serve as your very own dance or pool hall.

This area includes a full kitchen and bar complete with fridge, hot and cold water, microwave, big screen tv and huge amount of storage above. There is a tool room separate from the man cave that houses a commercial freezer.

The man cave connects to a utility room with stackable washer and dryer, a low boy water heater and full bath. Above the utility room is a loft that is also air conditioned.



The second home is a 3/2 single wide with covered patios on both sides and new AC, new washer and dryer and all the furniture stays.

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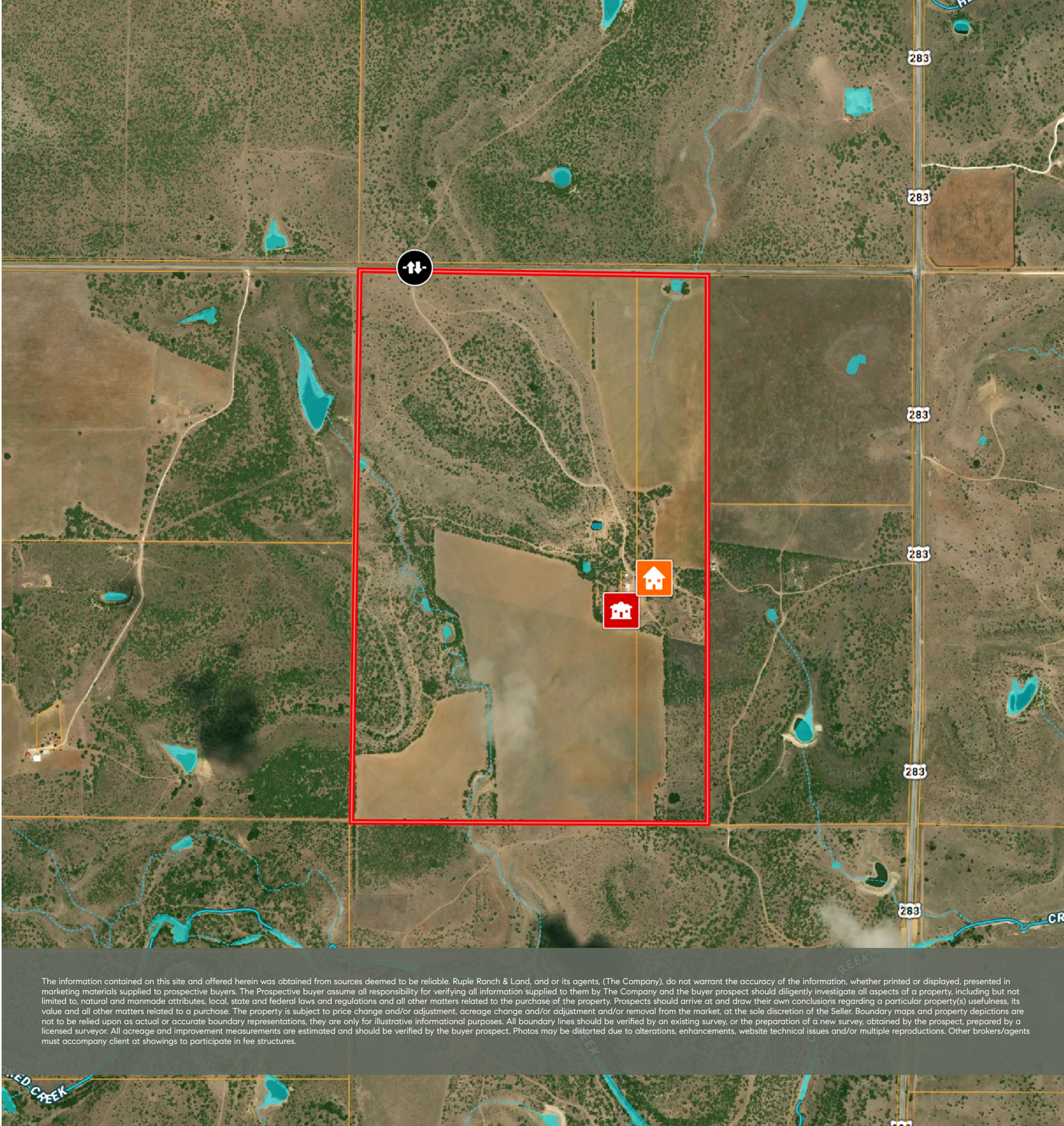
Near the house are RV hook ups with a separate septic system. The 30x30 covered patio separate from the house is a great place to relax and has a fireplace, custom built pizza oven, is well lit and has a big screen TV.

LOCATION

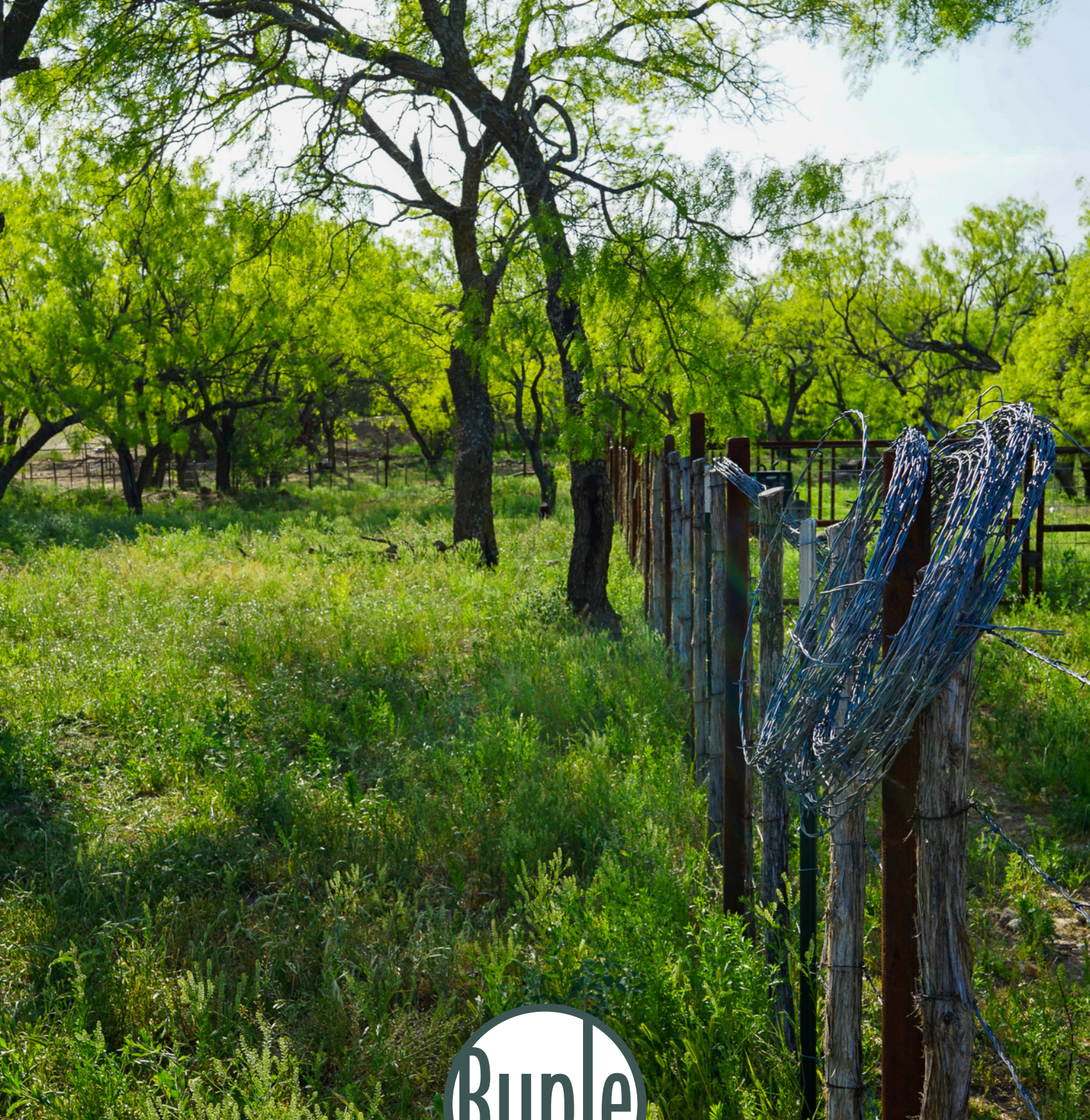
- 20 miles from Coleman
- 30 miles to Abilene
- 6 miles to Lake Coleman
- 1 hour to O.H. Ivie Lake

HIGHLIGHTS

- Turnkey cattle operation or recreational ranch
- 7 ponds
- 2 homes with ample storage
- Most ranch equipment to convey
- Pastures of improved grass and wheat
- Good internal roads
- Deer, hogs and predators



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