

Coastal Ridge Ranch

320± acres | \$1,985,000 | Centerville, Texas | Leon County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Coastal Ridge Ranch

Property Description

The Coastal Ridge Ranch is located 10+ miles east of Centerville, Texas in Leon County. Access to the property is via Highway 7 to FM 811. The approximately 320 acres can be found just off FM 811 with three different access points into the ranch.

The topography of the ranch varies from dense tree covered areas to large, beautiful coastal fields with rolling hills. On the eastern side of the ranch is a fully functioning weaning/pre-conditioning feed-lot. The feedlot area is approximately 30 acres with full functional pens, offices, hydraulic chutes, and large lots. Easy access to FM 811 and a fenced lane to the coastal fields make this a great self-contained operation. The property would also complement an ongoing operation that wanted to ex-pand in the area. You also have great hunting for deer and hogs in season.

Location

Coastal Ridge Ranch is very centrally located being only about 2 hours from Dallas to the north and Houston to the south via I-45. Many smaller communities are nearby including Centerville, Madisonville, Crockett, and College Station.







Improvements

The ranch has really good working pens, pre-conditioning lots, working chutes, and a 50' x 125' hay barn. There is an older trailer house that has been lived in by past employees. Roads, fences, and gates are in good and working condition.









Water • Minerals

The ranch is considered adequately watered with several scattered ponds in the pastures along with a well at the working pens to provide water to all pens and lots. The owner does not believe they own any minerals, but any owned minerals will convey.

Price

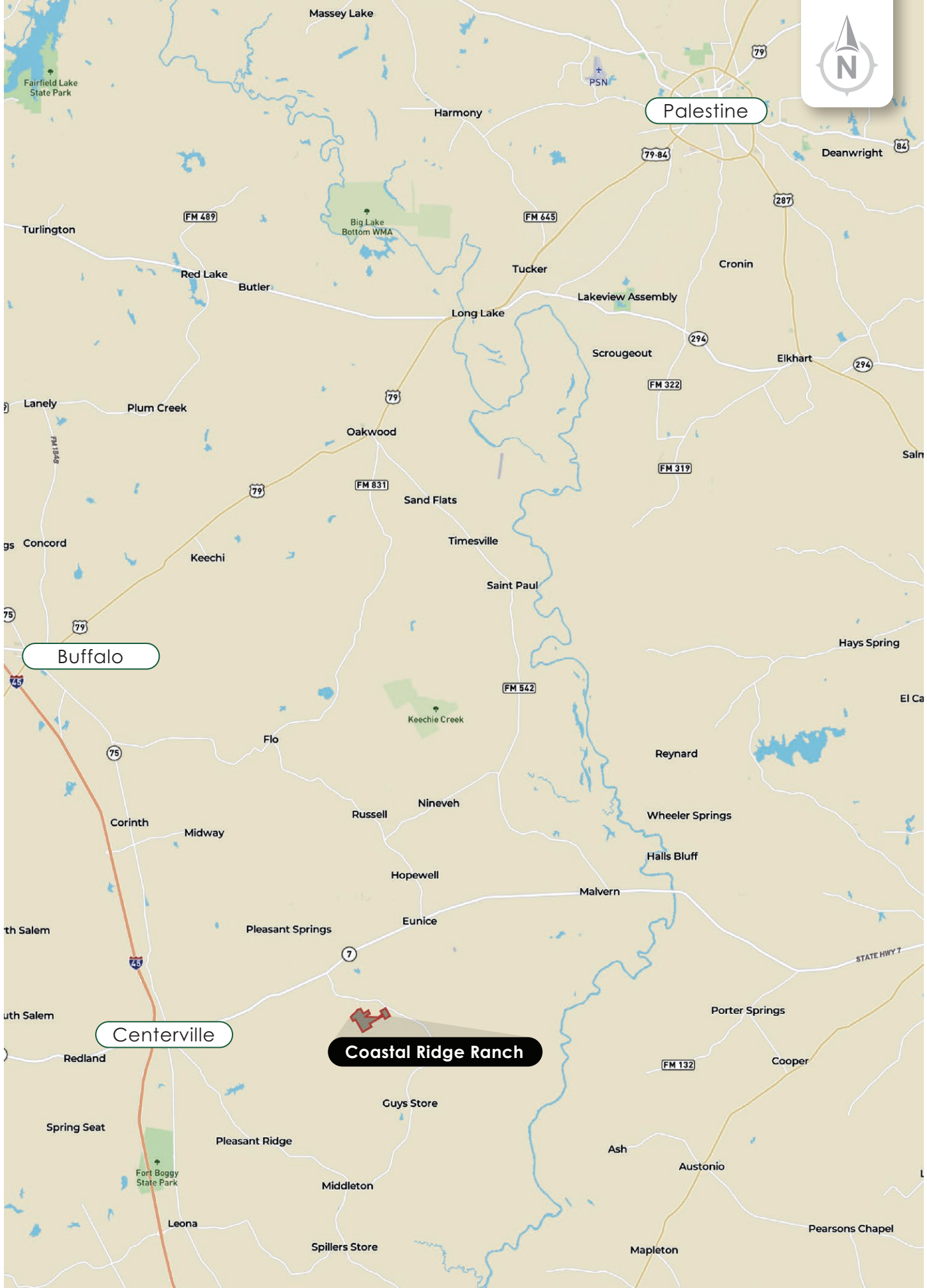
\$1,985,000 • \$6,203 per acre

Remarks

If you have been looking for a self-contained operation with grass, hay, pens, and water you need to come take a look. There is a substantial amount of depreciable assets located on the ranch for your inspection. The previous owner took very good care of the place, and this ranch deserves a look.

Call Layne Walker today at (214) 244.6484 for more information or to schedule a showing.







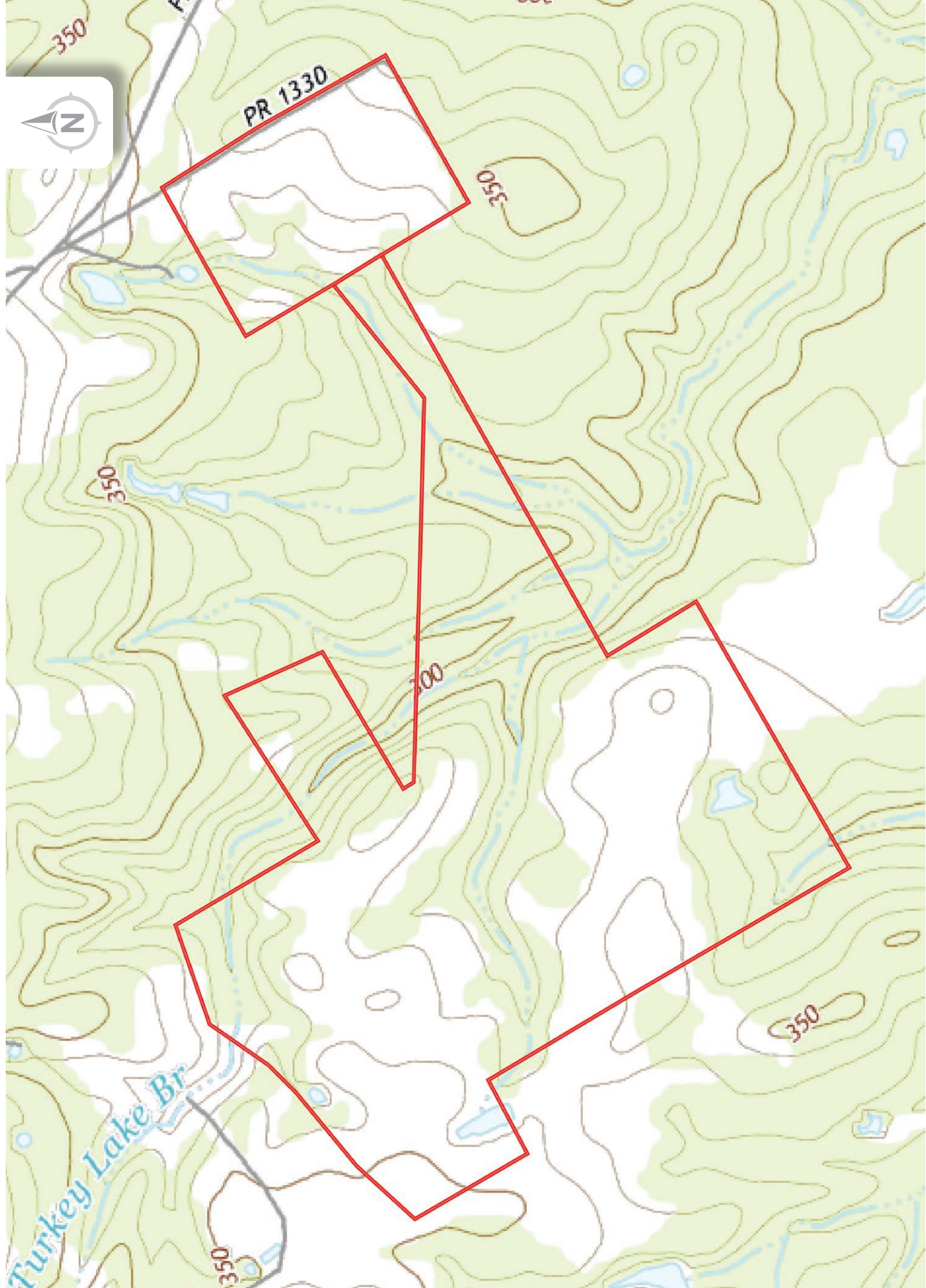
FM 811

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31.2692, -95.8400



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Real Estate Sales Agent • TX

(214) 244.6484

layne@csmmandson.com



Scan QR Code for more details on the Coastal Ridge Ranch on chasmiddleton.com.

(806) 763.5331

chasmiddleton.com



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