

**River Ranch 425 ± Acres**  
Voss, TX 76888

**\$2,975,000**  
425± Acres  
Coleman County





**River Ranch 425 ± Acres**  
**Voss, TX / Coleman County**

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**SUMMARY**

**City, State Zip**

Voss, TX 76888

**County**

Coleman County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Riverfront

**Latitude / Longitude**

31.4804 / -99.6082

**Acreage**

425

**Price**

\$2,975,000

**Property Website**

<http://www.ranchandwater2.com>



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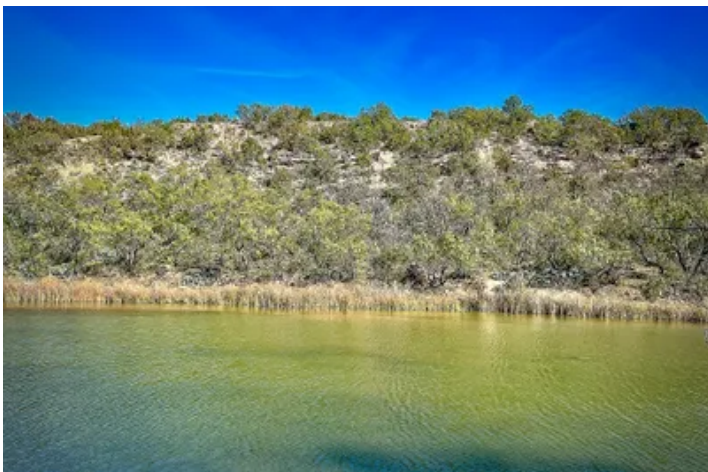
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**PROPERTY DESCRIPTION**

425 +/- acres of premium hunting & fishing land in Coleman County! Bordered by more than a mile of flowing Colorado River frontage with deep pools along the way! Hilltop views for miles situated 130' +/- above a rock shelf right at the water's edge. A wet weather creak meanders through the entire property creating diverse topography & an abundance of cover variety for wildlife. Oak, Elms, & bull Mesquites along with other native brush create some of the best game habitat in the area! \*Additional contiguous acreage available.

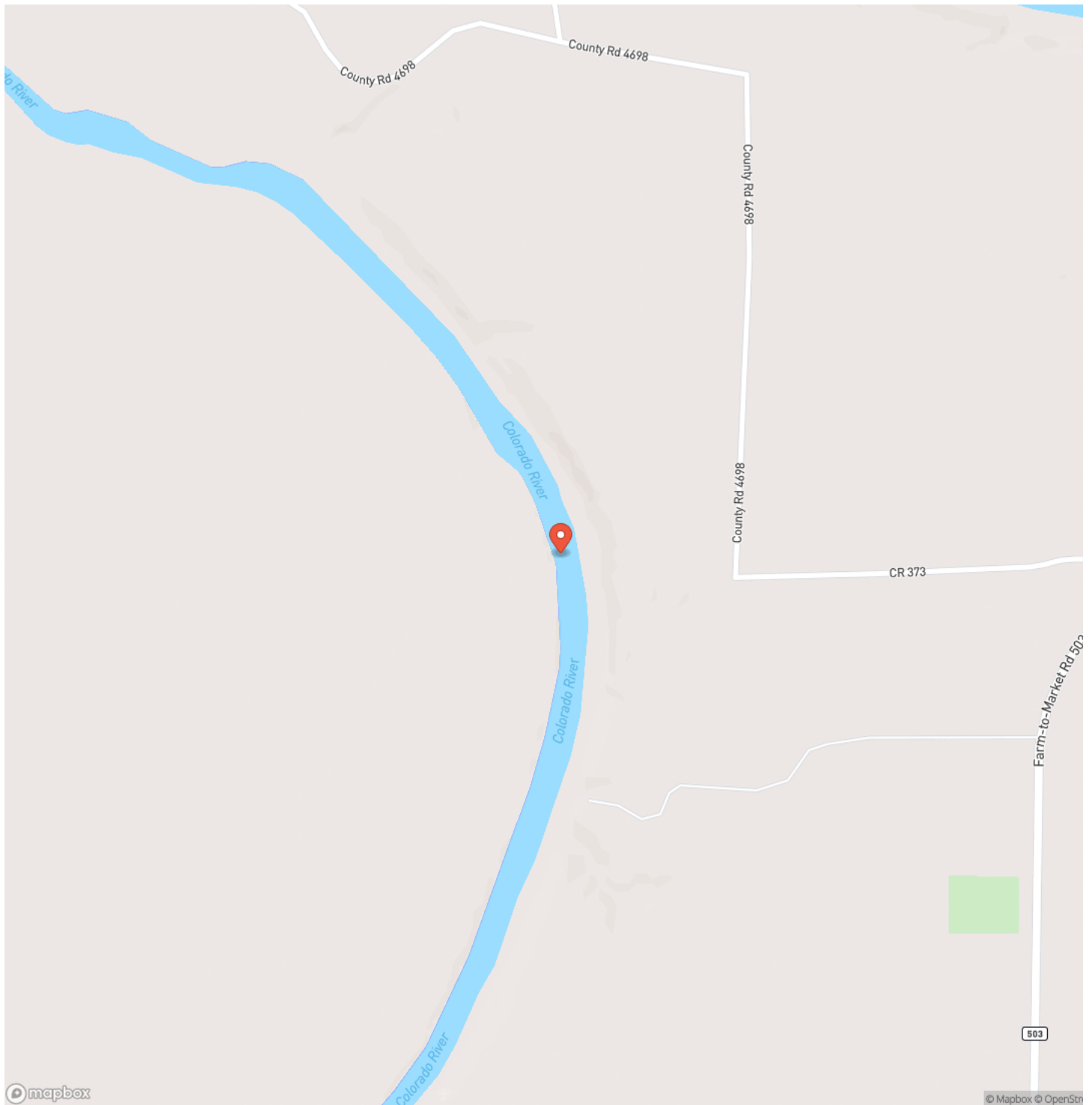
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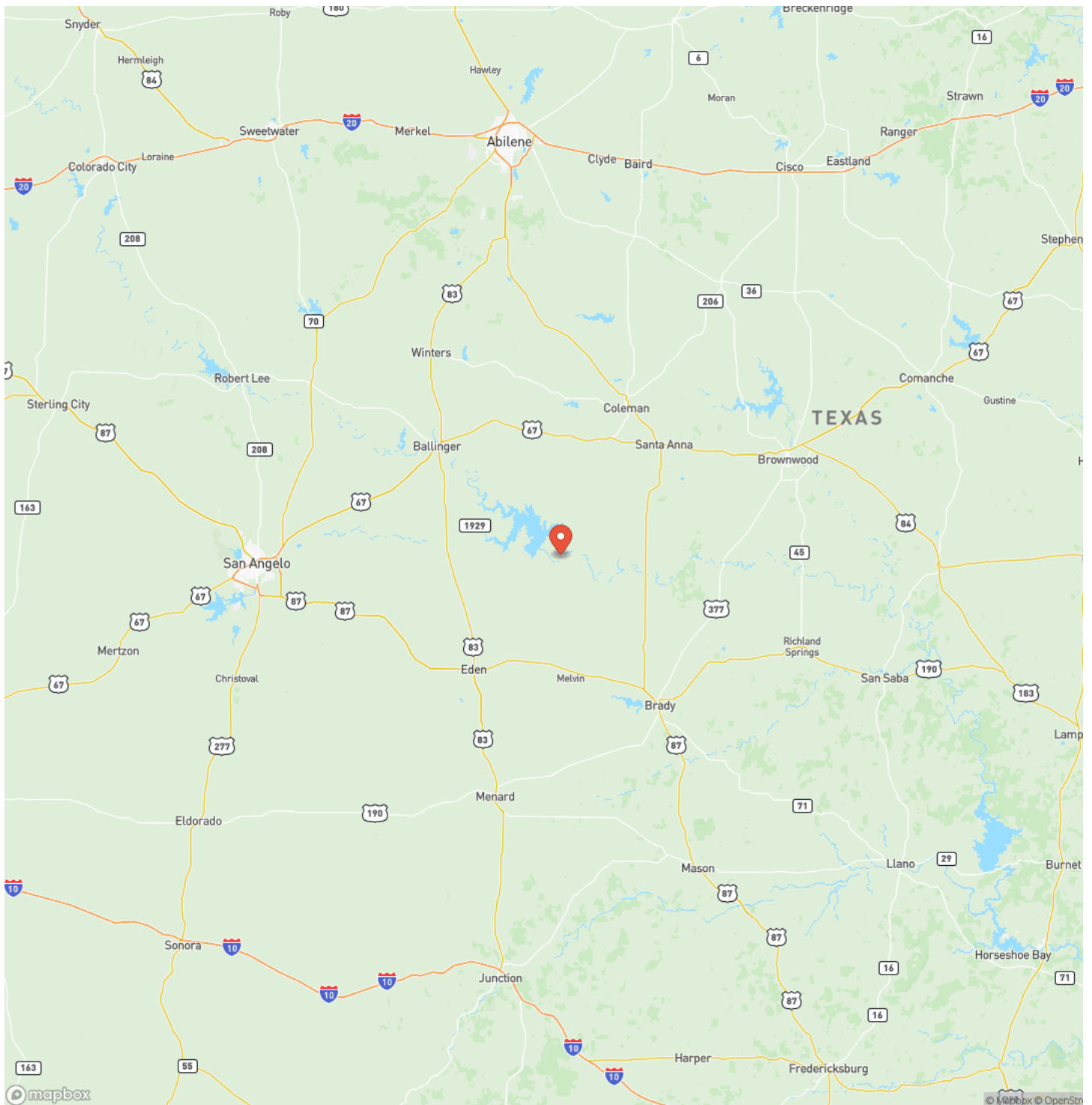




## Locator Map



## Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**

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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Marsha Spinks

## Mobile

(817) 964-0986

## Office

(817) 964-0986

## Email

marsha@liveoakrealtors.com

## Address

1815 S Commercial

## City / State / Zip

Coleman, TX 76834

## NOTES

[illegible]

**MORE INFO ONLINE:**



[illegible]

## **DISCLAIMERS**

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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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**Liveoak Land & Real Estate**  
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