

Miller CM Ranch

222± acres | \$1,165,500 | Coleman, Texas | Callahan County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Miller CM Ranch

We are proud to offer for sale the Miller CM Ranch. This beautiful, well-located property has been owned by the same family for over 20 years and has never before been offered for sale.

The current owner has lived on and cared for this property, painstakingly working the land, sculpting the brush cover, and preserving the property. There was one goal in mind through all this work, to make the property look like it looked over 100 years ago. Invasive mesquite has been grubbed over the years, leaving the oaks, and protecting the wildlife cover.

The property is fenced along the boundary and there is a fence around the house and barn. Fences appear to be in good repair. The native grass turf is in exceptional condition.



Location

The ranch is located in southwestern Callahan County and access is provided by a well-maintained county road.

Abilene Outer Loop • 24± Miles

Baird and I-20 • 28.5± Miles

Coleman • 26.5± Miles







Water Features

There are two ponds on the property, both fed by runoff in beautiful Clear Creek, which traverses the northern portion of the property. This ephemeral creek drains into Pecan Bayou, approximately nine miles east of the ranch.

City water is piped to the ranch and supplies the house and structural improvements.

















Improvements

The ranch is very nicely improved by a well maintained 3 bedrooms, two bath, two car garage home. This beautiful home has a partial rock exterior along with a rock fireplace. Much of the rock used in construction of this home is storied to have come from the ranch.

The home features a large kitchen with a breakfast nook, two screened porches, an expansive front porch, and quality composition shingle roof. One room of the home has hand-scraped mesquite floors, made of wood harvested on the property.

The large barn offers a partial rock exterior, matching the construction of the home, which is nearby. Sturdy I Beams were installed for bracing and a metal roof installed. The barn features concrete floors, and a nice workshop/bunkroom.









Hunting • Wildlife • Recreation

This area has excellent populations of whitetail deer, turkey, and migratory and upland birds. Wild boar are common as well as coyotes, bobcats, and other varmints.

Callahan County is a two-buck county, allowing for a total of five deer total.





Remarks • Price

The Miller CM Ranch is very realistically priced at \$1,165,500,
or \$5,250 per acre.

Quality properties such as this are seldom offered for sale in this
area. If you are in the market for a beautiful, well-maintained
ranch in this area, the Miller CM Ranch deserves your attention.

Call Charlie Middleton at (806) 786-0313 for more information.



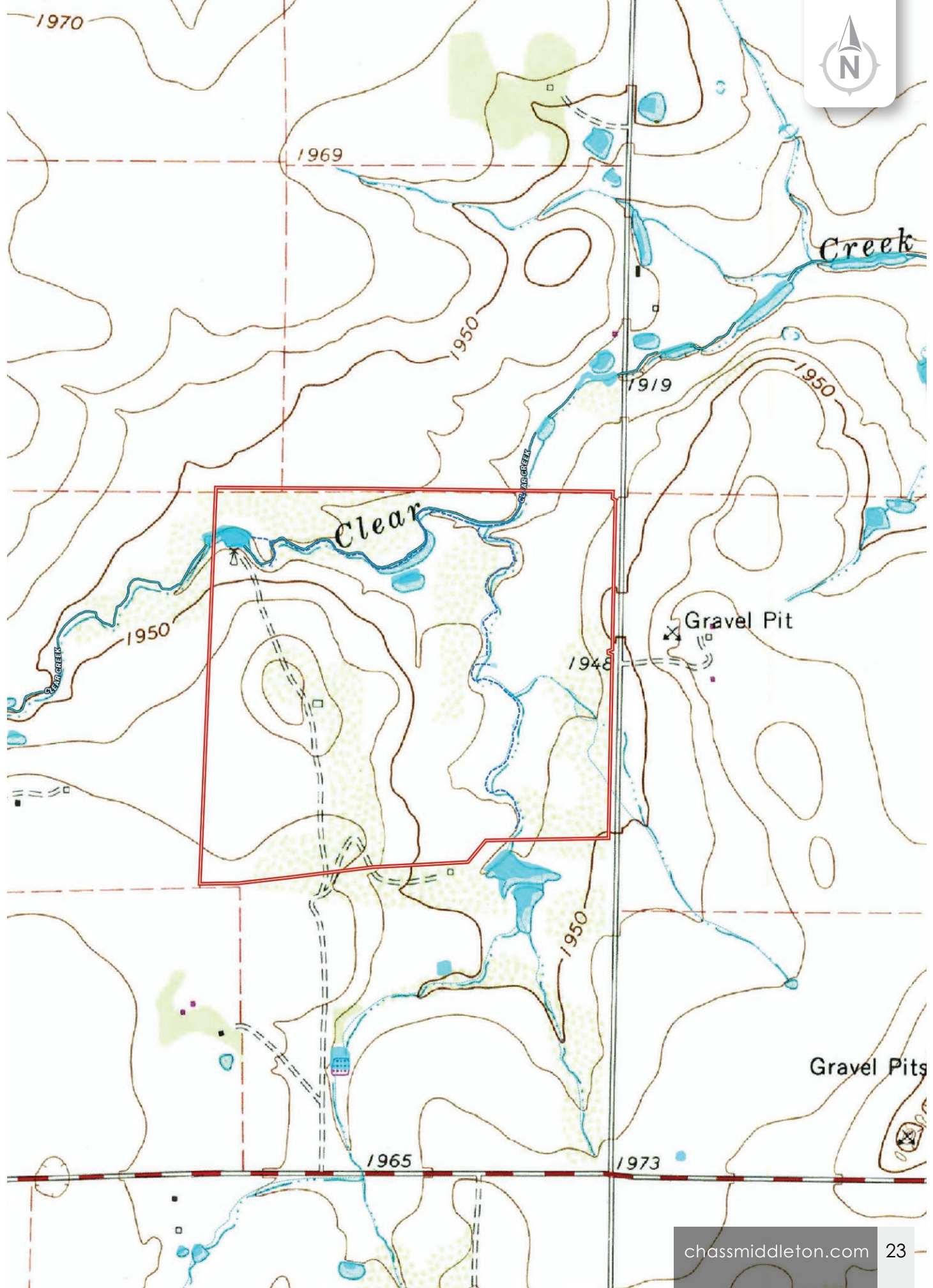




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32.1540, -99.5302



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YouTube

