

Warren Ranch Dennis 1 Pasture

163± acres | \$1,141,000 | Coleman, Texas | Coleman County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chassmiddleton.com • (806) 763.5331

Warren Ranch Dennis 1 Pasture

Welcome to the Dennis 1 Pasture, a rare opportunity to own a scenic slice of the renowned Warren Ranch. Nestled in the heart of Coleman County, this ±163-acre ranch offers the perfect blend of natural beauty, recreational opportunity, and prime grazing land, making it an ideal property for hunters, weekenders, or ranching enthusiasts.



This property offers easy access, coastal bermuda fields, and excellent cover for hunting native wildlife. An exceptional combination of open and rolling meadows, dense canopies and thickets for wildlife.

Approximately 75 acres of the property has been grubbed and has an excellent turf of native grasses and coastal bermuda. The property has not been grazed in several years and the grass turf overall is in exceptional condition.

Coleman County rural water is piped to the property and supplies the house with city water.



Property Highlights

- ±163 Acres of diverse terrain and vegetation
 - ±75 acres of cleared, well-established native grasses and coastal bermuda
 - Excellent wildlife habitat with mature oaks, elm, mesquite, and juniper
exceptional grass condition
 - City water via Coleman County rural water system
 - All owned minerals and wind/solar energy rights convey
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Recreation • Wildlife

A true sportsman's retreat, Dennis 1 Pasture is home to:

Whitetail deer

Rio Grande turkey

Feral hogs

Predators (coyote, bobcat)

Dove and quail for wingshooting enthusiasts



Improvements

Nice frame home: 3 bedrooms, 2 baths, nice kitchen and carport
Spray foam insulated
Updated
All electric











Accessibility

Easily accessible to major Texas markets:

Austin – 160 miles

Dallas – 190 miles

Fort Worth – 160 miles

Midland – 180 miles

Waco – 144 miles

Resources

There is no oil production on the ranch, and to sweeten the deal, the seller will convey all owned minerals as well as all of the wind/solar energy rights.

Financials • Terms

Price: \$1,141,000 (\$7,000/acre)

Annual Taxes: Approx. \$3,000 (per Coleman CAD)

Minerals & Renewable Rights: All owned rights convey

Remarks

Dennis 1 Pasture is that rare combination of country living, excellent wildlife, productive pasture, and accessibility, all in a manageable size and at a compelling price point. With its unique natural features and recreational potential, this property won't stay on the market long.

For more information or to schedule a private showing please call
Charlie Middleton (806) 786.0313 or Dane Mount (940) 839.6247







Warren Ranch Dennis 1 Pasture



31.8452, -99.2292



1532

⊗ 1562

1530

1550

Claypit

1505

Bee

1500

1550

1522

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YouTube

