



MARRS FAMILY TRUST

Coleman County, Texas

80.78 +/- Acres

Marrs Family Trust

Acres: 80.78 acres

County: Coleman

Price: \$395,800.00



Location: Approximately 6 miles southwest of Cross Plains, TX in northern Coleman County off Hwy 206 on CR 184.

Terrain & Vegetation: The property is level on the west side and begins to drop off as you go east. There is a small ridge that runs north and south through the property. There are numerous live oaks on the north and east side and more open grass land on the south and west sides. The grass is in great shape and there are some really big live oaks scattered throughout.

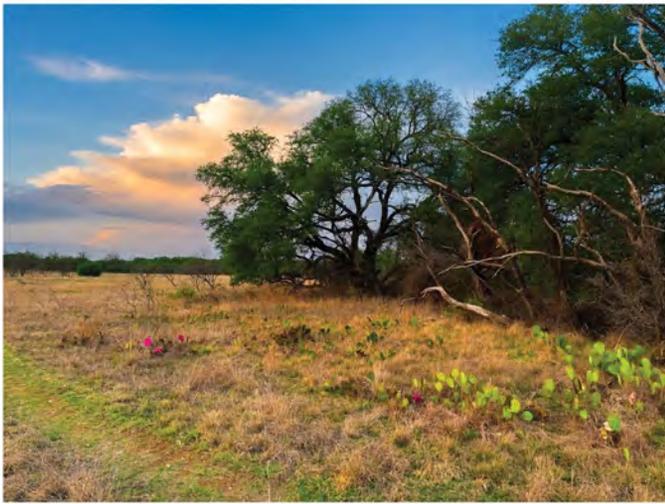
Water: There is a nice tank near the center of the place. It has two terraces that diverts water to it. Also, there is Coleman County rural water running along the country road but currently does not have a meter. More info is coming on getting a meter.

Recreation: There appears to be a lot of wildlife on the property. The general area has good numbers of deer, turkey, and hogs. The dove hunting can be excellent!

Minerals: Seller will convey 100% of Sellers executive rights and ½ of Sellers minerals and reserve ½ Sellers minerals. No production.

Comments: This is the first time in over 100 years this property has been offered for sale. This place is very private and only 1 mile from the highway down a well maintained county road. There is electricity on the property. There are beautiful live oaks scattered throughout this place. This would be a great place for a homesite.

Disclaimer: The information contained herein is compiled from resources believed to be accurate. No warranties on the state of ownership of real or any personal property nor any representation as to its accuracy are made by Lee, Lee and Puckitt Associates, Inc., and/or its agents/brokers.



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COUNTY RD 184

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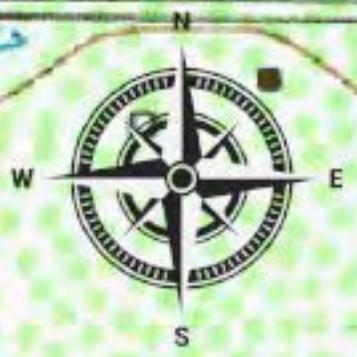
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