

40+/- Acres (Tr9) Coleman County

This 40+/- acre parcel is available for purchase just outside Novice, Texas, offering a prime opportunity for buyers seeking unrestricted land. This property features access to Coleman County water and electricity at the county road, ensuring convenience for future development. The land consists of clean pasture with native grass, ideal for various agricultural or recreational uses and would make a great homesite. Located just 12 minutes southeast of Lawn and 15 miles northwest of Coleman, this tract provides a peaceful rural setting with easy access to nearby amenities. Call today for your showing!



\$179,900

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225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



SELLING TEXAS RANCHES AND HOMES

601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

40+/- Acres (Tr9) Coleman County

- County – Coleman
- Schools – Coleman I.S.D.
- Pasture – Native Grasses
- Surface Water – None
- Soil Type – Sandy Loam
- Terrain – Flat
- Hunting – N/A
- Minerals Convey – No
- Ag Exempt – Yes
- Taxes – \$TBD
- Price Per Acre – \$4,498
- Price – \$179,900
- MLS – 20725857



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