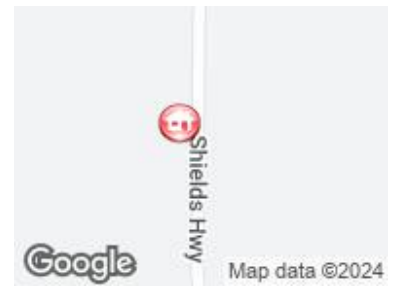


ALL FIELDS DETAIL



MLS # 165284 **# of Bedrooms**
Asking Price \$453,000 **# of Full Baths**
Address 3501-3583 **# of Half Baths**
 Guadalupe Street **Water Front** No
Address 2 **Water Front Type**
City Coleman **Waterfront Footage**
State TX
Zip 76834
Area Out of Area
Status Active
Days On 164
Market
Class ACREAGE/FARM
 /RANCH
Type Acreage/Farm/Ranch



GENERAL

For Sale or Rent	For Sale	Approx. Heat/Cool SQFT	
IDX Include	Y	Short Sale Y/N	No
REO/Foreclosure Y/N	No	Listing Date	7/20/2023
Expiration Date	6/18/2024	Agent	Traci Reeves - 9402101701
Listing Office 1	eXp Realty, LLC - OFC: (888) 519-7431	Listing Agent 2	
Listing Office 2		Excl. Right to Sell (Y/N)	Yes
Sub Agency Comm.	0%	Variable Rate Comm. (Y/N)	No
Buyer Agency Comm.	2.5%	NonMem Buyer Agency Comm	2.5%
NonMem Sub Agency Comm		Intermediary (Y/N)	Yes
Exclusive Agency (Y/N)	No	Possession	Closing/Funding
Owner's Complete Name (First & Last)	Edward Jefferson	Occupied (Y/N)	No
Subdivision	None	School District	Out of Area
Owned to Water (Y/N/UK)		Approx. # of Acres	113.00
Price Per Acre	\$4,308	Minerals	None
Crops		Soil	
Creeks		Stock Tank	
Natural Grass		Imp. Grass	
Tillable		Cultivated	
Wooded		# Wells on Property	
Septic Loc. on Prop (Y/N)	No	Zoning	
Flood Zone (Y/N/UK)	No	Restrictions (Y/N/UK)	No
SQFT Source		Legal	A0333 GH&H RR CO SUR 77, 113+- Acres Coleman, CAD# R66039 4172-A FM 2131
Off Market Date		Agent Hit Count	34
Client Hit Count	27	Search By Map	
Update Date	12/31/2023	Status Date	7/20/2023
HotSheet Date	9/12/2023	Price Date	9/12/2023
Input Date	7/18/2023 6:39 PM	Associated Document Count	0
Original Price	\$487,558	Cumulative DOM	164
Sale/Rent	For Sale	Residence	No
County	Out of Area	# of Residences	0
Preferred Title Company		Approx. Year Built	
PID		Geocode Quality	Manually Placed Pin
Picture Count	29	Sold Price Per SQFT	
Additional Comments Relating to Sale		Input Date	7/18/2023 6:39 PM
Update Date	12/31/2023 9:19 PM		

DIRECTIONS

Directions From HWY 67 in Coleman: take FM 2131 South approx. 3 miles and property will be on the left. New double gate with reflective tape and green sea container mark the entrance. There is an eXp FOR SALE sign on the gate. (9 mi. south of downtown Coleman)

FEATURES

DOCUMENTS AVAILABLE	LEASES	SHOWING INSTRUCTIONS	UTILITIES AVAILABLE
Survey	Grass & Crops	Appointment	City Water
FENCE	PROPERTY DESCRIPTION	Call List Agent	Electricity
Partially Fenced	Level	Sign	SHORT TERM RENTAL ALLOWED