

FOR SALE

## 52 Acres on the Colorado River

A great river property located less than an hour from San Angelo and 3 hours from Ft. Worth.

**\$425,000**

**52 +/- Acres**

Wonderful river locale with fantastic views! Situated five miles north of Doole, Texas with access off of FM 503, this property looms 100 feet above the Colorado but is easily accessible by 4x4, UTV, or any rental car. The riverbank itself is not steep but generally flat for 30 to 40 feet from the shore before there is a very steep incline.

Structures on the property include an older single wide mobile home covered by a 4000 square foot canopy complete with elevated front and back porches; a small metal barn of about 900 square feet, and a small storage shed. It is well fenced, cross fenced across the middle, and the lane is partially fenced off from the rest of the pasture.

Water for the property is currently pumped from the river, but a meter may be obtained from the Millersview-Doole Water Supply and installed at the water line located at FM 503. CTTC fiber optic is currently used at this home and is the ultimate in high speed internet.

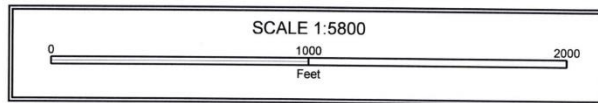
Some of the land was in cultivation decades ago but has long since been overgrown in native brush, Mesquite, and Cedar. Heavy amounts of this vegetation cover the tract. Along the river there is the addition of large Cedar Elms. There is a small stock pond on the north fence line. It is currently dry due to drought. Several deer blinds and feeders convey with the sale. All owned minerals also convey to the new owner.

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**Kirk Roddie**

**(325)-597-7653**

**[kirk@edgeofthewest.net](mailto:kirk@edgeofthewest.net)**