

CIRCLE M RANCH

110± ACRES | COKE COUNTY, TEXAS

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TEXAS RANCH SALES

• TEXAS IS OUR BRAND •

TEXAS RANCH SALES, LLC

830.741.8906

Info@TexasRanchSalesLLC.com

TexasRanchSales.com



Property Features

- Bronte, Texas

- Frontage on NW Railroad Street

- Beautiful views

- Low fenced with cross fencing & 10± high fenced acres

- 60 x 40 metal barn

- Rural water & electricity

- Cattle pens

- Small pond





Property Information

Circle M Ranch offers 110± acres of prime cattle and hunting land with exceptional views in Coke County, Texas. This pristine piece of Central Texas real estate is strategically located less than a mile from Bronte, 34± miles from San Angelo, and just 58± miles from the bustling metropolis of Abilene. Moreover, it's conveniently under a two-hour drive from the thriving oil and gas hub of Midland. This strategically positioned ranch boasts frontage along the NW Railroad Street, adding to its accessibility and convenience. For those seeking recreational opportunities, the property is a mere 17± miles away from the pristine waters and leisure pursuits available at Lake E V Spence.

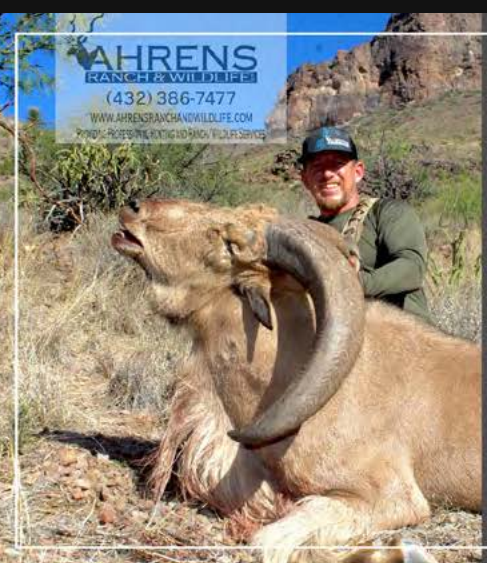
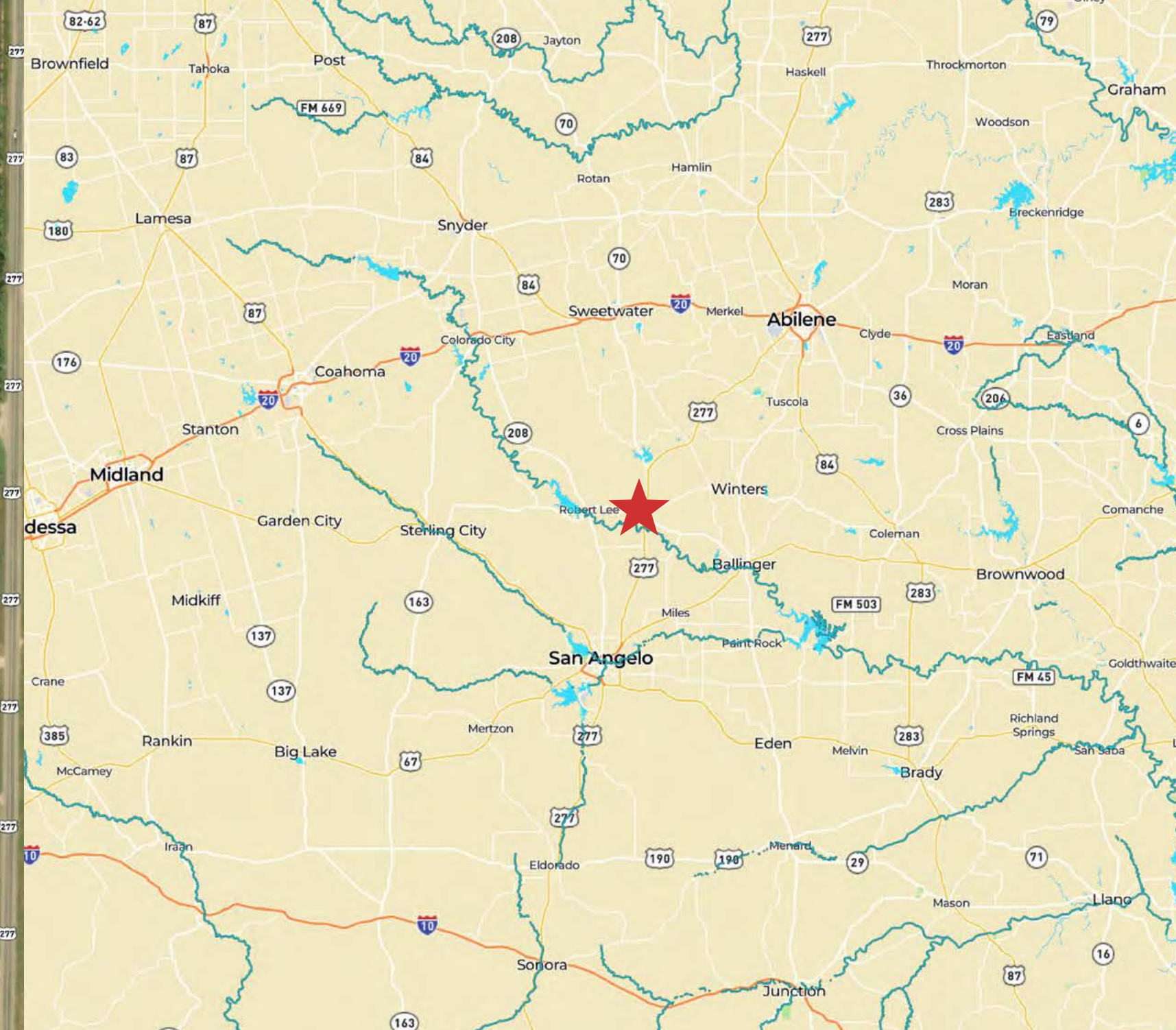
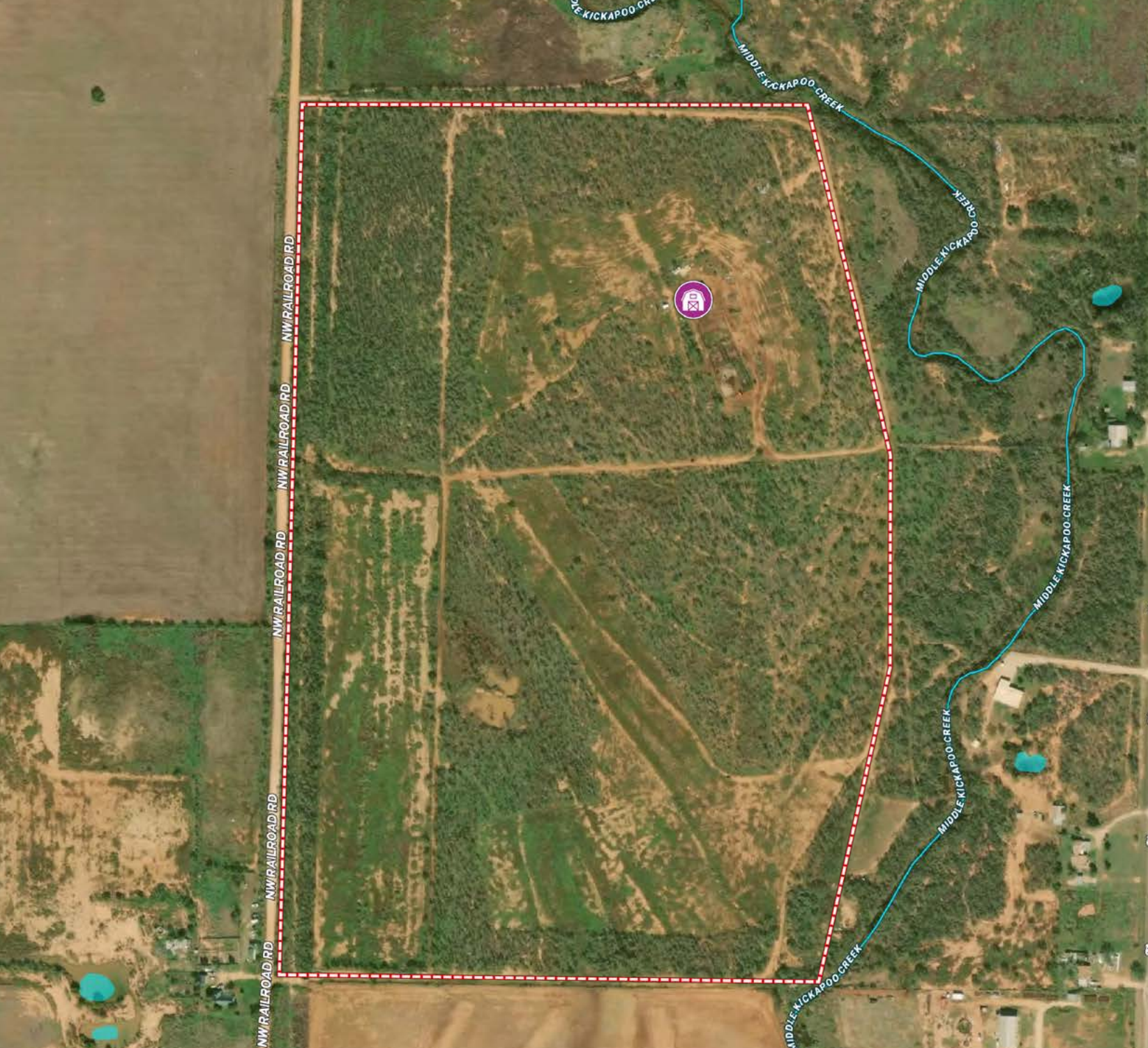
Circle M Ranch offers a host of features and improvements that make it a standout property in the region. The ranch has excellent perimeter fencing, complemented by thoughtfully placed cross fences. These are designed to maximize both the utility and security of the property. A 10± acre high-fenced pasture presents an ideal opportunity for those interested in livestock or game management.

The ranch includes a spacious 60 x 40 barn, offering a world of possibilities. Whether your vision is to create a cozy barndominium or utilize the space for various agricultural purposes, this structure

provides an invaluable canvas to bring your ideas to life. With electricity and rural water infrastructure already in place, the property effortlessly combines the tranquility of rural living with modern conveniences. In addition, the presence of cattle pens underscores the property's suitability for livestock operations, ensuring efficient handling and management of your herd.

The landscape is a testament to the diverse and captivating beauty of Central Texas. Comprising approximately 70% brush and 30% pastureland, the terrain is adorned with mature mesquite trees. These trees provide valuable cover and forage for both wildlife and livestock. A small pond graces the land, serving as a valuable water source when full. For those with a passion for hunting, Circle M Ranch is a haven for wildlife enthusiasts. The property is home to an array of game species, including dove, quail, turkey, and the iconic whitetail deer.

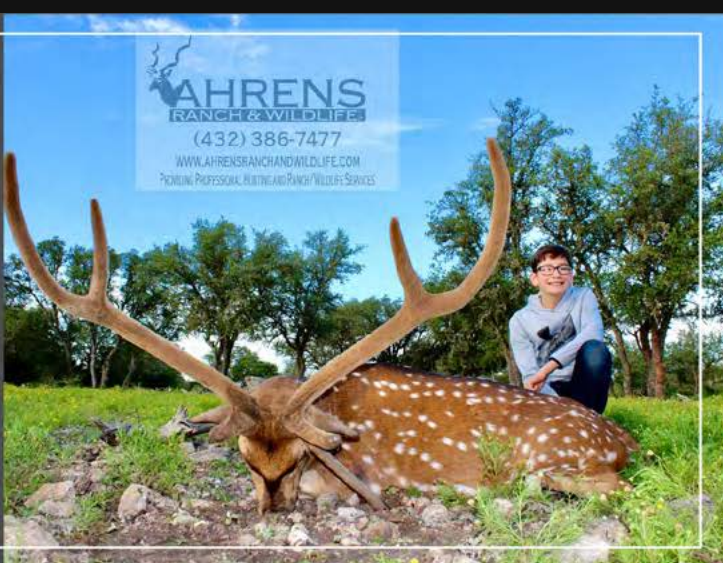
Circle M Ranch is an exceptional property that seamlessly blends the rugged beauty of Central Texas with practical improvements and proximity to urban amenities. Whether you aspire to raise cattle, pursue hunting adventures, or simply savor the tranquility of ranch living, this 110± acre gem in Coke County offers a world of possibilities.



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214.686.0698

SWilson@TexasRanchSalesLLC.com



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TEXASRANCHSALES.COM

830.741.8906

Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

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