

# COLETO LAKE RANCH

158 +/- ACRES

VICTORIA COUNTY  
PROPERTY DESCRIPTION



## Absolutely Stunning Ranch on Coleto Lake!

This Recreational Dream Ranch is **158 +/-** gorgeous acres covered with massive oaks and an abundance of wildlife and water frontage.

Located off Weber Road, just 12 miles east of downtown Victoria, Texas, the property consists of **158 +/-** deeded acres with an additional **54 +/-** acre leaseback from GBRA that has a over **6,000 ft.** of water frontage. The 158 acres features heavily wooded terrain with huge oaks/underbrush and open pasture areas. Improvements include electricity, water well and a recently excavated pond.

The 54-acre GBRA portion is comprised of sandy soils with massive oaks spread throughout. The leaseback from GBRA has been in place since 1978, when the Guadalupe-Blanco River Authority began their project of constructing a dam on Coleto Creek.

Build your own boat house and spend weekends fishing and boating on the lake. Loaded with wildlife, great views and endless recreational opportunities, this property would make the ultimate home site or weekend getaway. Some minerals convey.

The Coleto Lake Ranch is conveniently located just 15 minutes from Victoria, approximately 2.5 hours from Houston, 2 hours from San Antonio and 1.5 hours from Corpus Christi.

**LIST PRICE \$1,790,000**



**BILLY MURPHY**  
FARM & RANCH REAL ESTATE  
(361) 655-0484

**COLDWELL  
BANKER**  
THE RON BROWN  
COMPANY

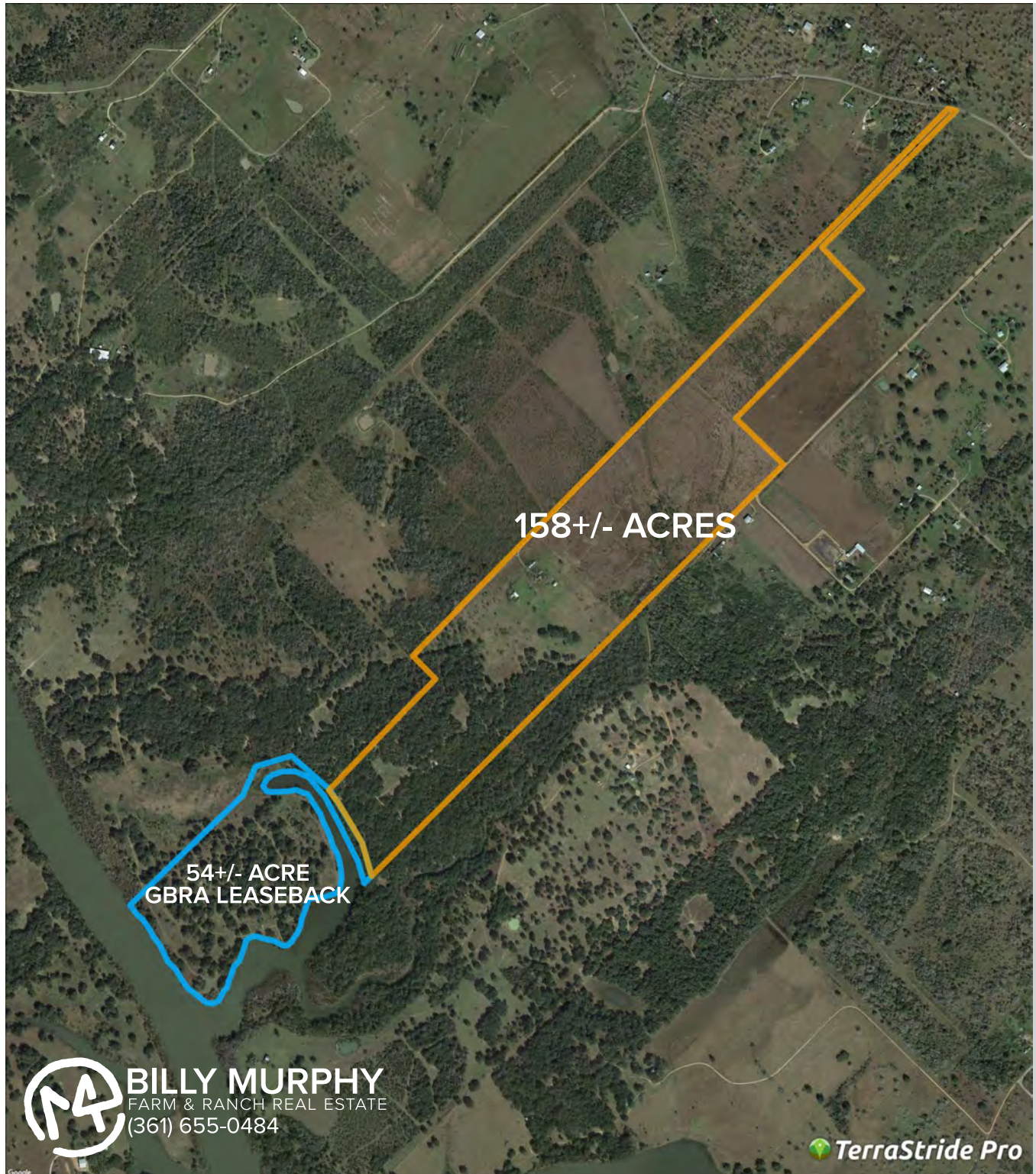
M4RANCHREALESTATE.COM  
BILLY.MURPHY@COLDWELLBANKER.COM



# COLETO LAKE RANCH

158 +/- ACRES

VICTORIA COUNTY  
PROPERTY AERIAL

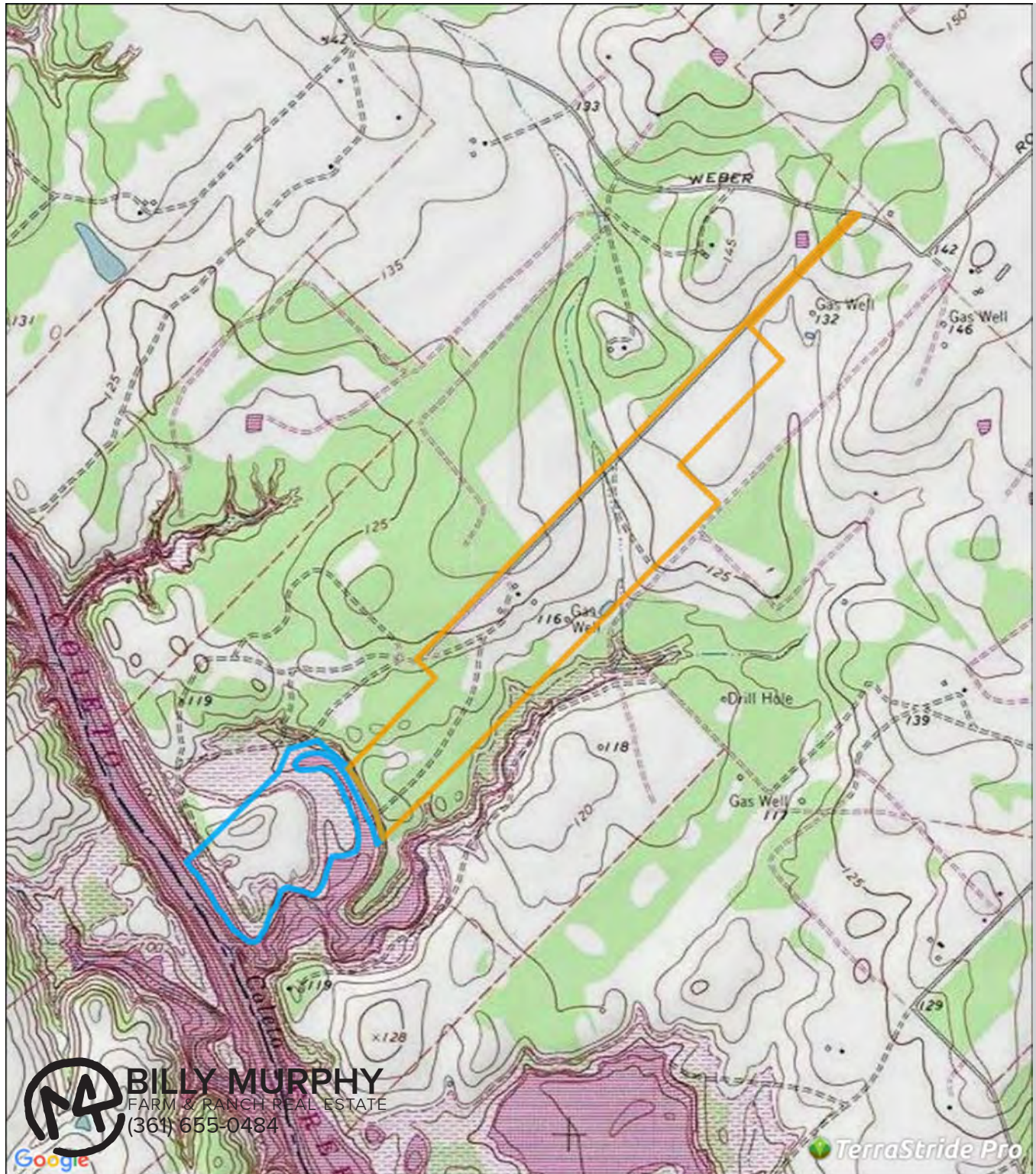




# COLETO LAKE RANCH

158 +/- ACRES

VICTORIA COUNTY  
PROPERTY TOPO





# COLETO LAKE RANCH

158 +/- ACRES

VICTORIA COUNTY  
PROPERTY FLOOD

