

COLETO LAKE PROPERTY

124 +/- ACRES

VICTORIA COUNTY
PROPERTY DESCRIPTION



Great Price for Exceptional Lakefront Property!

72+/- Acre Property with additional 52+/- Acres of GBRA Leaseback = 124+/- Acres Total

Located off Weber Road, just 12 minutes east of Downtown Victoria, Texas.

The main 72+/- acreage has approx. **850 ft.** of cove frontage and the 52+/- Acre GBRA Leaseback has an extensive **6,100+/- ft.** of water frontage, giving you great views and direct access to the Coletto Creek Reservoir with endless recreational activities.

Property terrain is mostly wooded with huge, mature oaks throughout. The front 27+/- acres is open pastureland featuring a newly excavated pond lined with several massive oaks and includes electricity and a water well.

An **outdoorsman's dream**, this property is loaded with wildlife including whitetail deer, turkey and hogs. Build your own boathouse and spend weekends fishing/skiing/boating Coletto Lake!

CALL BILLY TODAY FOR MORE INFO.

LIST PRICE \$995,000



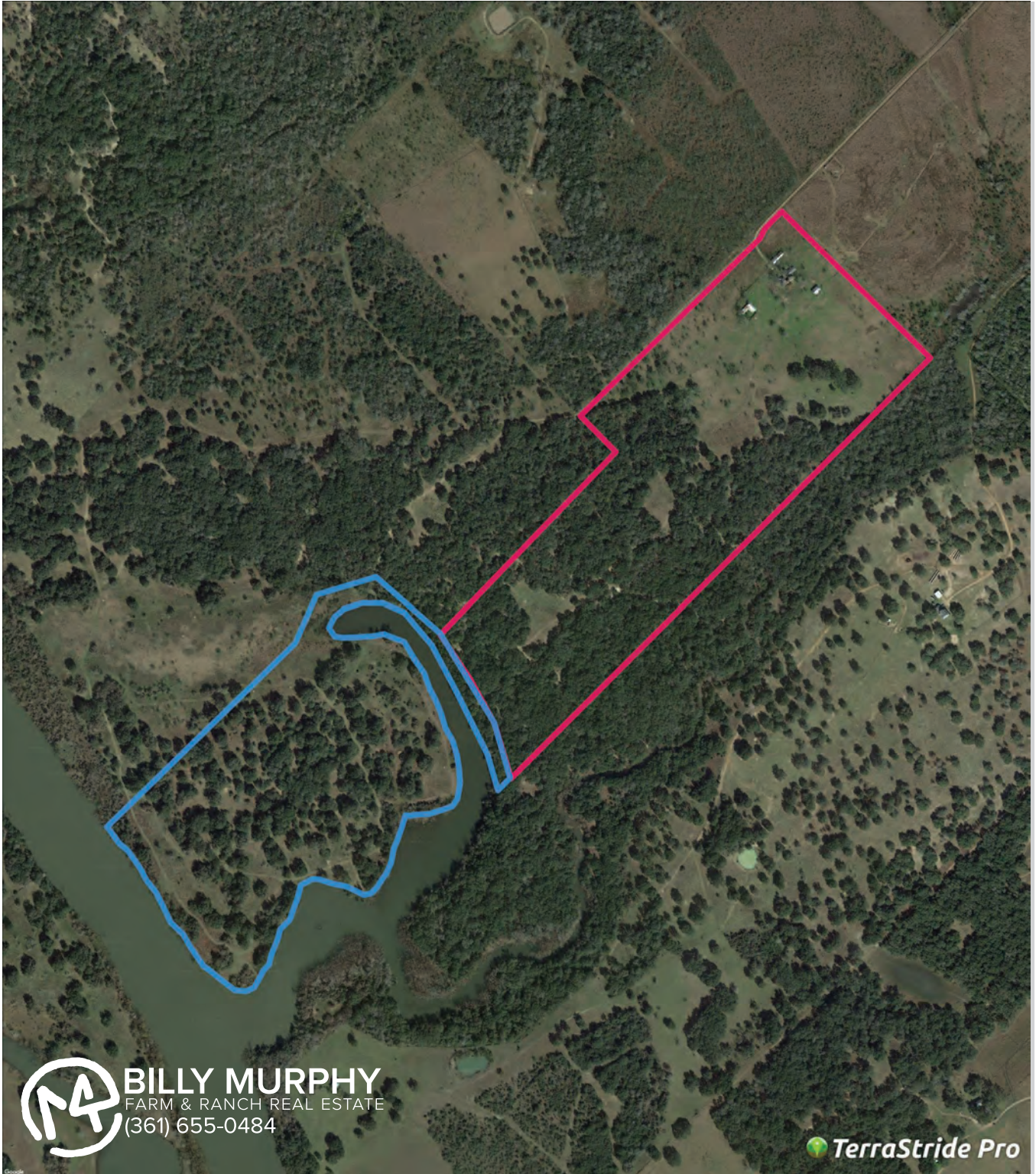
BILLY MURPHY
FARM & RANCH REAL ESTATE
(361) 655-0484

**COLDWELL
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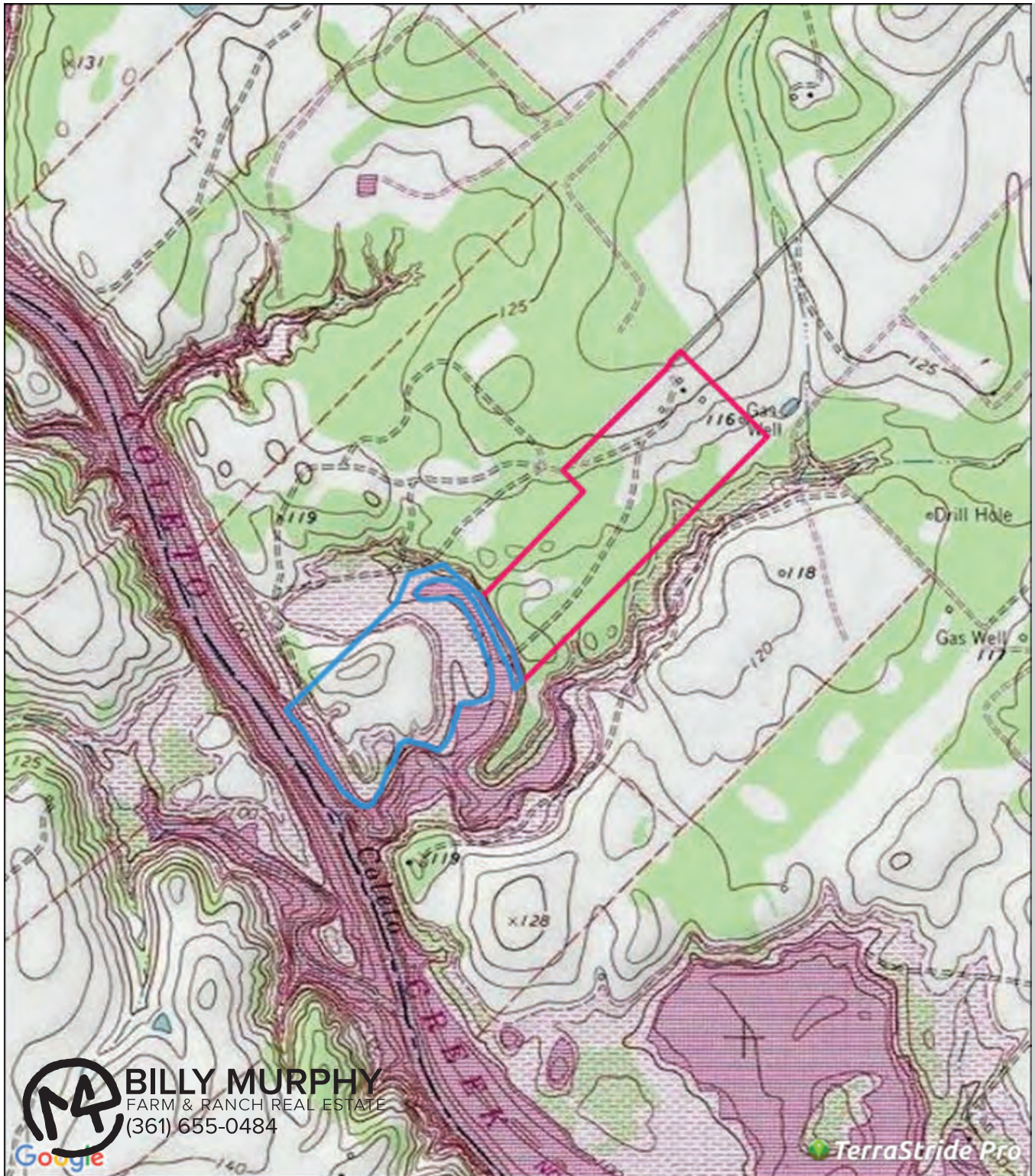
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 TerraStride Pro

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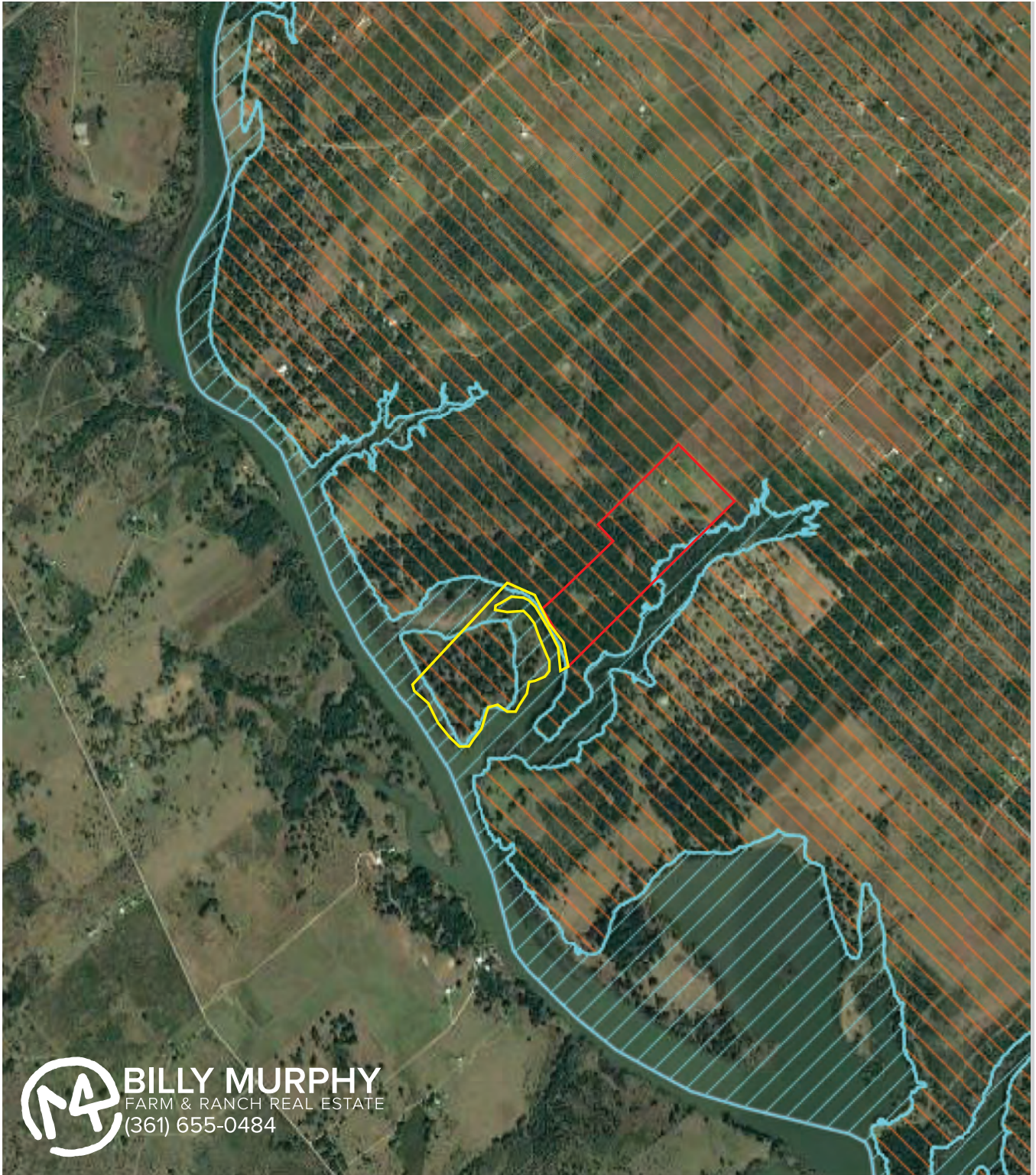
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VICTORIA COUNTY
COLETO LAKE MAP

