



1145 ACRES COLEMAN COUNTY

KEELY CORONA, REALTOR® | CELL: 210-788-6150

F | **FREDERICKSBURG**
REALTY



FREDERICKSBURG REALTY GROUP
TEXAS RANCH REALTY TEAM

701 County Rd. 496 | Goldsboro, Texas | Coleman County

1145 +/- acres

\$5,152,500

Listing Agent

Justin Cop

Property Highlights

- 1145 acres of undeveloped land
- 14+/- acre lake and separate pond
- 16 miles from Coleman, TX
- Beautiful views of the rolling hillsides
- Elevation range from 1,960' to 1,860'
- Abundant Whitetail deer, ducks, turkeys and elk on property
- Easy access to and throughout property
- Agriculture tax exemption
- Owner financing available
- Location:
 - 29.5 miles to Abilene
 - 193 miles to Austin
 - 208 miles to Dallas
 - 217 miles to San Antonio
 - 250 College Station

Property Taxes

\$1149.90

Owner financing available—secure a rare opportunity to own this extraordinary 1,145± acre Texas ranch, just 16 miles from Coleman and 25 miles south of Abilene. With a remarkable combination of scale, natural beauty, and privacy, this premier property is ready to fulfill your vision.

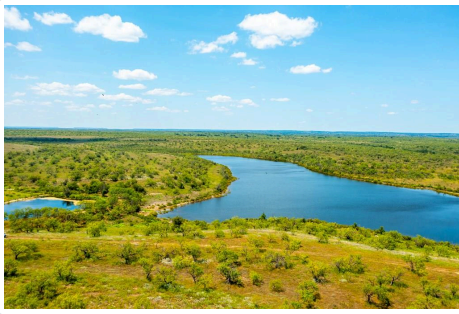
The ranch is anchored by a 14± acre lake with an additional pond and sweeping panoramic views that stretch for miles. This sportsman's dream is rich with native wildlife including whitetail deer, elk, turkey, hogs, coyotes, and waterfowl.

Thoughtfully improved with a network of strategically placed roads, the ranch allows for seamless access across the property. An existing agricultural exemption provides the added benefit of reduced property taxes.

Owner financing provides a rare opportunity to secure a property of this caliber for buyers seeking either an investment opportunity or to build a long-term legacy.

MLS #: A104563A (Active) List Price: \$5,152,500 (16 Hits)

701 -- County Rd 496 Goldsboro, TX 79519



Type: Ranch Land
Best Use: Residential, Recreational, Hunting
Topography: Gentle Sloping, Gentle Sloping, Few Trees
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 4,500
Lot/Tract #:

Original List Price: \$5,152,500
Area: County-Northwest
Subdivision: N/A
County: Coleman
School District: Coleman ISD
Distance From City: 16-20 miles
Apx Acreage: 1145.0000
Seller's Est Tax: 1149.90
Showing Instructions: Call Listing Agent
Days on Market 2

Tax Exemptions: Ag **Taxes w/o Exemptions:** \$21,665.00 **Tax Info Source:** CAD **CAD Property ID #:** 14046, 66146... **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **Easements:** ROW Easement **Road Maintenance Agreement:** No

HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:

Documents on File: Survey/Plat, Topographical Map, Deed Restrictions, Aerial Photo

Water: Public
Sewer: None
Utilities: Other
Access/Location: State Road, County Road, Gravel
Minerals: Unknown

Improvements: None
Misc Search: Livestock Permitted
Fence: Barbed Wire

TrmsFin: Cash, Conventional, Owner Will Carry

Possessn: Closing/Funding

Excl Agy: No

Title Company: Hill Country Titles

Attorney:

Refer to MLS#:

Location/Directions: From Coleman take HWY 84 N to Goldsboro for approximately 16 miles. Property entrance will be on the right.

Owner: THASHLEY LLC

Legal Description: A0881 T & N O RR CO SUR 117, ACRES 319.12, A1117 W B RODDAN SUR 118, ACRES 354.179, A1180 J JOHNSON SUR 5, ACRES 253.814, A1115 A1115 - W B RODDAN SUR 44, ACRES 33.491, A1484 A1484 - REDMOND V=BROWN SUR 121, A1114 A1114 - W B RODDAN SUR 2, ACRES 74.036 ACRES 26.169, A1715 A1715 - J N Furgerson Sur 3, ACRES 48.07, A0086 A0086 - BEATY-FORWOD SUR 1, ACRES 35.841

Instructions:

Public Remarks: Owner financing available—secure a rare opportunity to own this extraordinary 1,145± acre Texas ranch, just 16 miles from Coleman and 25 miles south of Abilene. With a remarkable combination of scale, natural beauty, and privacy, this premier property is ready to fulfill your vision. The ranch is anchored by a 14± acre lake with an additional pond and sweeping panoramic views that stretch for miles. This sportsman's dream is rich with native wildlife including whitetail deer, elk, turkey, hogs, coyotes, and waterfowl. Thoughtfully improved with a network of strategically placed roads, the ranch allows for seamless access across the property. An existing agricultural exemption provides the added benefit of reduced property taxes. Owner financing provides a rare opportunity to secure a property of this caliber for buyers seeking either an investment opportunity or to build a long-term legacy.

Agent Remarks:

Withdraw Comments:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

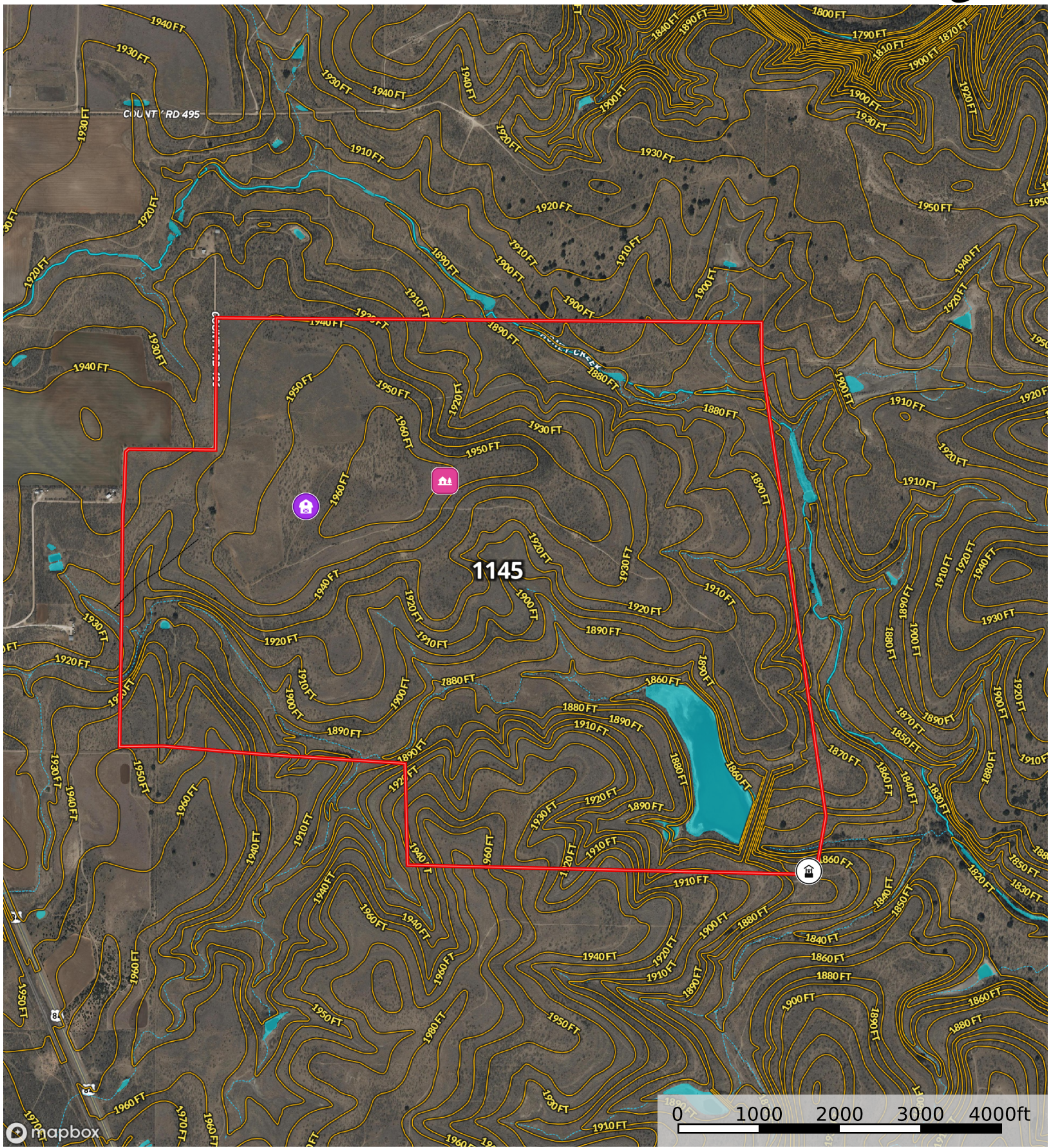
Listing Agent: Justin Cop (#:130)
Agent Email: justin@fredericksburgrealty.com
Contact #: (830) 998-2895
License Number: 0613372

Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007



1145 AC Coleman Aerial Map

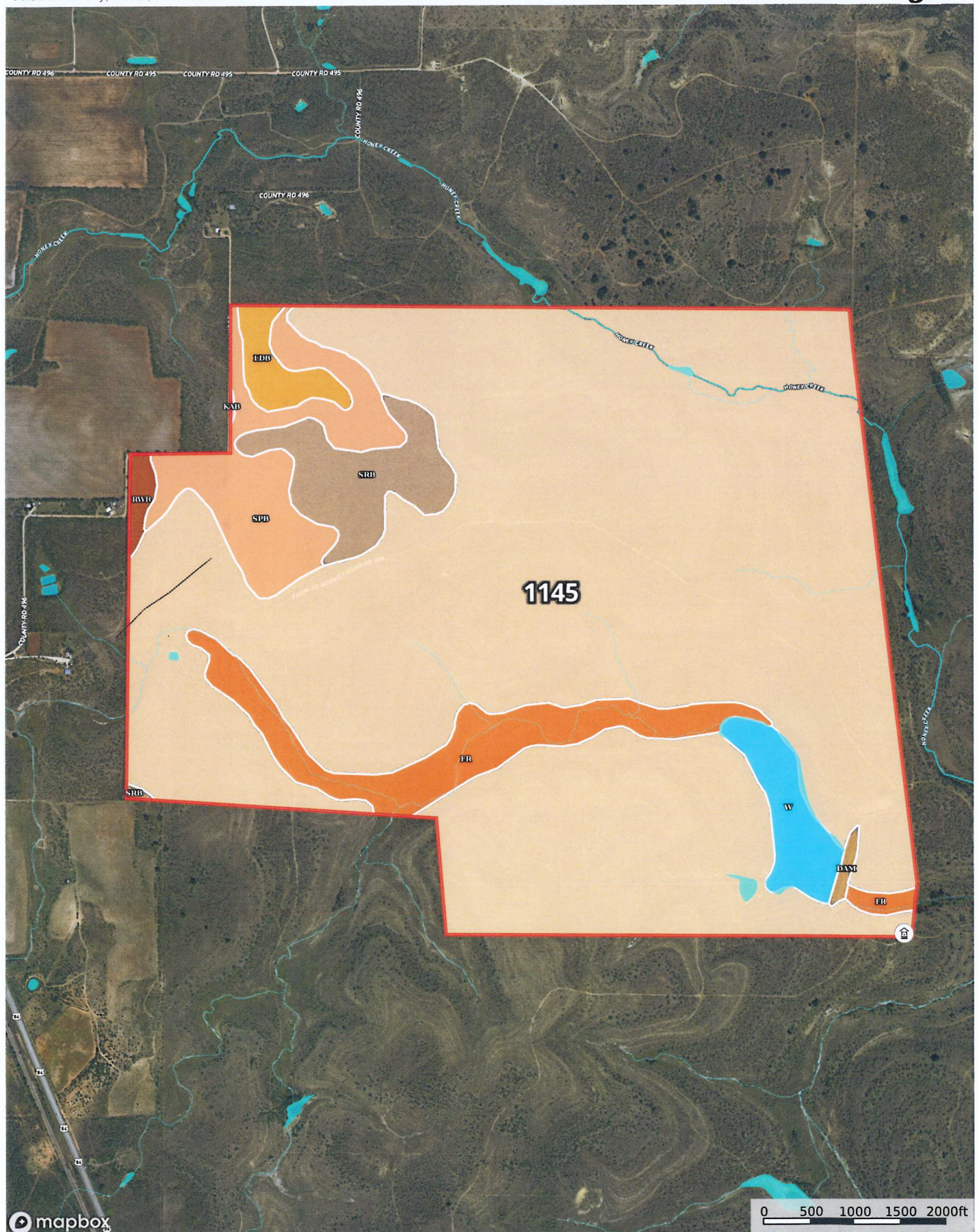
Coleman County, Texas, 1145 AC +/-



mapbox

0 1000 2000 3000 4000ft

Cabin
 Barn
 County Water
 Electricity
 Boundary
 Stream, Intermittent
 River/Creek
 Water Body



Boundary 1146.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KAB	Kavett and Talpa soils, undulating	920.3	80.24	0	16	6s
SpB	Speck clay loam, 1 to 3 percent slopes	67.88	5.92	0	26	4s
Fr	Frio clay loam, frequently flooded	65.29	5.69	0	50	5w
SRB	Speck and Tarrant soils, undulating	44.78	3.9	0	19	6s
W	Water	25.5	2.22	0	-	-
LdB	Lindy clay loam, 1 to 3 percent slopes	15.25	1.33	0	37	3e
RwB	Rowena clay loam, 1 to 3 percent slopes	5.28	0.46	0	50	2e
DAM	Dams	2.6	0.23	0	-	-
TOTALS		1146.87(*)	100%	-	18.69	5.76

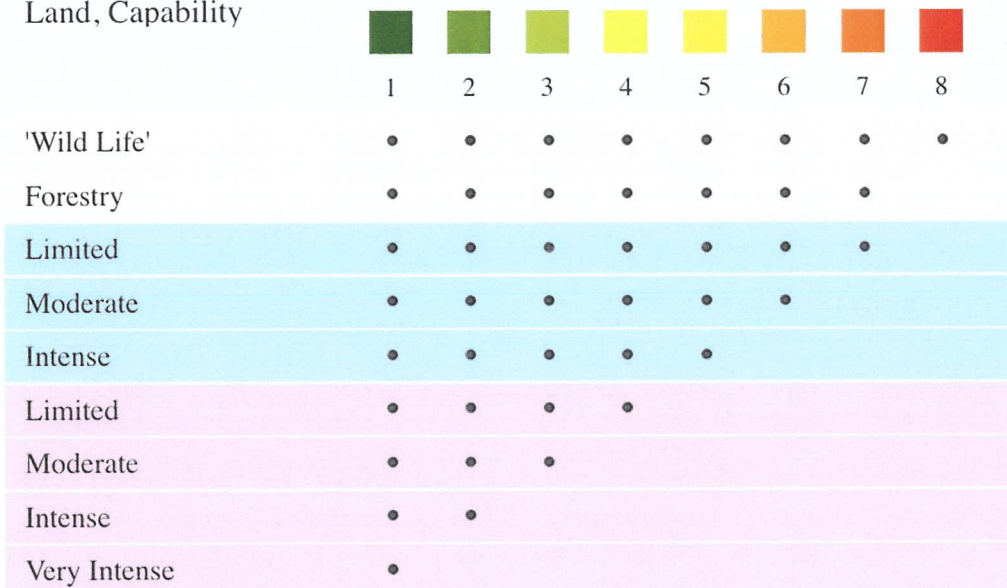
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

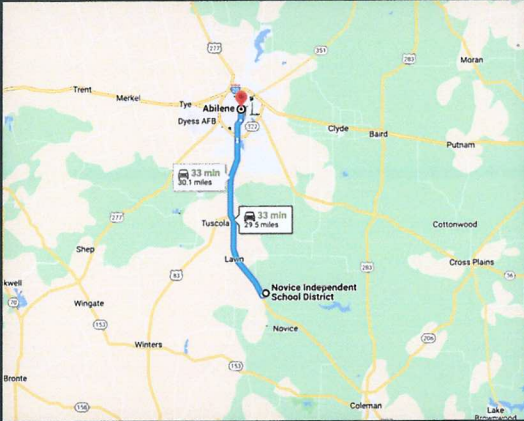
Land, Capability



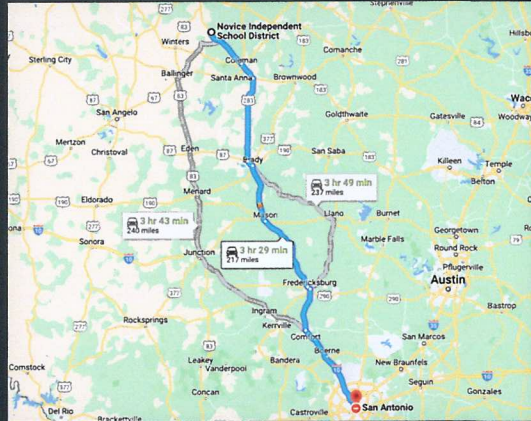
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
 (s) soil limitations within the rooting zone (w) excess of water

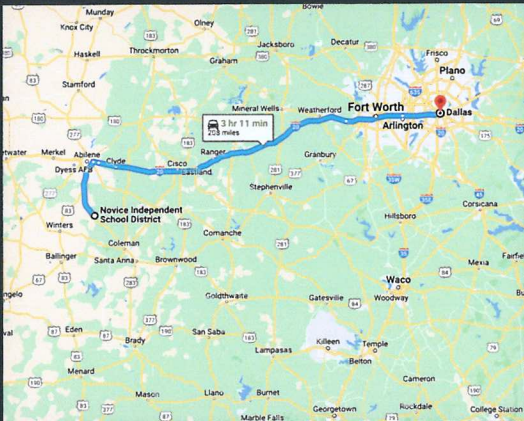
1145 Acre Coleman County Distance Map



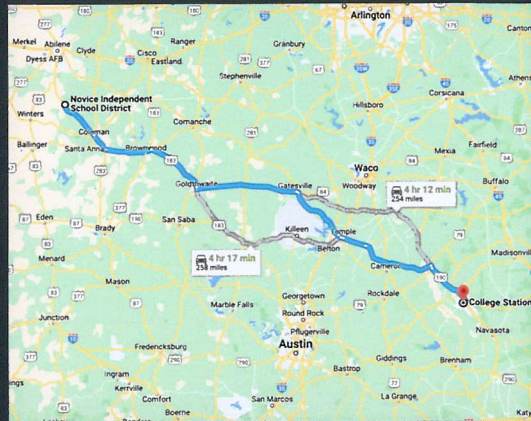
Coleman County Ranch to Abilene, TX



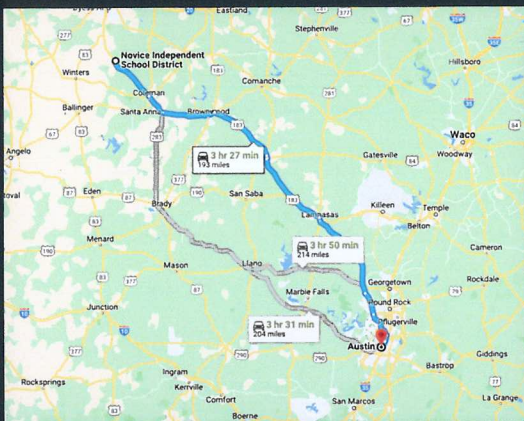
Coleman County Ranch to San Antonio, TX



Coleman County Ranch to Dallas, TX



Coleman County Ranch to College Station, TX



Coleman County Ranch to Austin, TX

Distance to Surrounding Cities

Abilene, TX	29.5 Miles
Dallas, TX	208 Miles
Austin, TX	193 Miles
San Antonio, TX	217 Miles
College Station, TX	250 Miles



LEGAL DESCRIPTION
1,144.72 ACRES OF LAND

1,144.72 of land located in the J. Johnson Survey No. 5, Abstract No. 1180; the T&N.O. R.R. Co. Survey No. 117, Abstract No. 881; the W.B. Roddan Survey No. 118, Abstract No. 1117; the W.B. Cary Survey No. 163, Abstract No. 1785; the W.B. Roddan Survey No. 44, Abstract No. 1115; the R. Brown Survey No. 121, Abstract No. 1484; J.N. Furgerson Survey No. 3, Abstract No. 1715; the BS&F Survey No. 1, Abstract No. 86; the W.B. Roddan Survey No. 2, Abstract No. 1114, Coleman County, Texas and being out of a 4,985.53 acre tract of land conveyed to Mary Lou Taylor-Knox and Sara Sue Taylor Kirtley, as described in Volume 5, Page 761, Official Public Records of Coleman County, Texas; said 1,144.72 acres of land being more particularly described as follows:

COMMENCING, at a found 3/8 inch iron rod with "RPLS 5595" cap located in the northeasterly right of way line of U.S. Highway No. 84 and marking the most westerly, southwest corner of the said 4,985.53 acres;

THENCE, along the westerly lines of the said 4,985.53 acres and generally along a fence, the following courses:

- North 00deg 02' 58" East, a distance of 2,320.86 feet, to a found 3/8 inch iron rod with "RPLS 5595" cap;
- North 00deg 18' 59" East, a distance of 3,537.49 feet, to a fence post, also being **THE POINT OF BEGINNING** of said 1,144.73 acres;

THENCE, along the westerly lines of the said 4,985.53 acres and generally along a fence, the following courses:

- South 89deg 28' 53" West, a distance of 481.79 feet, to a fence post;
- North 00deg 31' 08" East, a distance of 3,688.91 feet, to a fence post;
- North 89deg 54' 20" East, a distance of 1,128.88 feet, to a fence post;
- North 00deg 11' 42" East, a distance of 1,630.74 feet, to a fence post marking the most northerly, northwest corner of the said 4,985.53 acres;

THENCE, along the northerly line of the said 4,985.53 acres and generally along a fence, the following courses:

- South 89deg 56' 31" East, a distance of 6,744.50 feet, to a fence post;
- South 00deg 14' 35" West, a distance of 501.24 feet, to a fence post

THENCE, over and across the said 4,985.53 acres, the following courses:

- South 07deg 58' 32" East, a distance of 5,727.64 feet, to a set ½ inch iron rod with "CEC" cap;
- South 07deg 16' 34" West, a distance of 713.00 feet, to a set ½ inch iron rod with "CEC" cap;



North 89deg 01' 07" West, a distance of 5,066.81 feet, to a set ½ inch iron rod with "CEC" cap;
North 01deg 57' 36" West, a distance of 1,260.73 feet, to a set ½ inch iron rod with "CEC" cap;
North 85deg 46' 02" West, a distance of 3,031.93 feet, to the **POINT OF BEGINNING** and containing 1,144.72 acres of land, more or less.

Basis of Bearings: The Texas State Plane Coordinate System, Central Zone (4203), NAD 83 (2011).

I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by employees of CEC.

3-8-2022
Lindy F. Glenn

Lindy F. Glenn
Registered Professional
Land Surveyor No. 5214
Firm No. 10041000



ACCOUNT

Parcel ID	14502
Legal Description	A1117 W B RODDAN SUR 118, ACRES 354.179,(INCL 17.
Additional Legal Information	126 AC SF 15306-AB.1785)
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	1117-118-00010-000
Description	Real Estate
Agent	
Category Code	D1 - REAL AG LAND
Total Acres	354.1790
Larger Tract	1144.7200

OWNER

Owner ID	R41938
Name	PREESE HALL PROPERTIES, LP
Care of	% THOMAS S LOFTUS
Mailing Address	969 MILLER CREEK CEMETERY RD JOHNSON CITY TX 78636 4264
% Ownership	1.000000
Exemptions	

LOCATION

Location	
Neighborhood	RCO
Map ID	

VALUES

VALUES SHOWN ARE 2025 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	885,450
Land Market Value	885,450
Ag/Timber Value	21,960
Market Taxable	21,960
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	21,960

IMPROVEMENT BUILDING

Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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LAND

Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP	Native pastureland	354.1790	0.00	0.00	0.00	885,450	21,960

TAXING JURISDICTIONS

Entity	Description	Tax Rate	Market Value	Taxable Value
CHD	Coleman Hospital District	0.3360910	885,450	21,960
GCO	Coleman Co General	0.4956300	885,450	21,960
GCOIS	Coleman Co General I&S	0.0828700	885,450	21,960
RCO	Coleman Co Roads	0.2169000	885,450	21,960
SCO	Coleman ISD	0.7171000	885,450	21,960

ROLL VALUE HISTORY

Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	0	885,450	21,960	0	885,450	863,490
2024	0	1,123,530	19,130	0	1,123,530	1,104,400
2023	0	938,570	18,420	0	938,570	920,150
2022	0	938,570	14,880	0	938,570	923,690
2021	0	604,460	14,670	0	604,460	589,790

DEED HISTORY

Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
03-10-2022	WD	WARRANTY DEED IVANNA INVESTMENTS LP		PREESE HALL PROPERTIES, LP 2022		00621	...
02-18-2022	WD	WARRANTY DEED TAYLOR SISTERS		IVANNA INVESTMENTS LP 2022		00438	...
03-26-2009	Conv	CONVERSION	TAYLOR, MARTHA DUNMAN, TR TAYLOR SISTERS		4,5	314,761	...

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ACCOUNT

Parcel ID	14643
Legal Description	A1180 J JOHNSON SUR 5, ACRES 253.814
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	1180-005-00020-000
Description	Real Estate
Agent	
Category Code	D1 - REAL AG LAND
Total Acres	253.8140
Larger Tract	1144.7200

OWNER

Owner ID	R41938
Name	PREESE HALL PROPERTIES, LP
Care of	% THOMAS S LOFTUS
Mailing Address	969 MILLER CREEK CEMETERY RD JOHNSON CITY TX 78636 4264
% Ownership	1.000000
Exemptions	

LOCATION

Location	
Neighborhood	RCO
Map ID	

VALUES

VALUES SHOWN ARE 2025 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	634,540
Land Market Value	634,540
Ag/Timber Value	15,740
Market Taxable	15,740
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	15,740

IMPROVEMENT BUILDING

Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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LAND

Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP	Native pastureland	253.8140	0.00	0.00	0.00	634,540	15,740

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
CHD	Coleman Hospital District	0.3360910	634,540	15,740
GCO	Coleman Co General	0.4956300	634,540	15,740
GCOIS	Coleman Co General I&S	0.0828700	634,540	15,740
RCO	Coleman Co Roads	0.2169000	634,540	15,740
SCO	Coleman ISD	0.7171000	634,540	15,740

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	0	634,540	15,740	0	634,540	618,800
2024	0	811,950	13,710	0	811,950	798,240
2023	0	672,610	13,200	0	672,610	659,410
2022	0	672,610	10,660	0	672,610	661,950
2021	0	415,200	10,080	0	415,200	405,120

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
03-10-2022	WD	WARRANTY DEED IVANNA INVESTMENTS LP		PREESE HALL PROPERTIES, LP 2022		00621	...
02-18-2022	WD	WARRANTY DEED TAYLOR SISTERS		IVANNA INVESTMENTS LP 2022		00438	...
03-25-2009	Conv	CONVERSION	TAYLOR, MARTHA DUNMAN, TR TAYLOR SISTERS		4,5	314,761	...

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ACCOUNT

Parcel ID	14046
Legal Description	A0881 T & N O RR CO SUR 117, ACRES 319.12
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	0881-117-00010-000
Description	Real Estate
Agent	
Category Code	D1 - REAL AG LAND
Total Acres	319.1200
Larger Tract	1144.7200

OWNER

Owner ID	R41938
Name	PREESE HALL PROPERTIES, LP
Care of	% THOMAS S LOFTUS
Mailing Address	969 MILLER CREEK CEMETERY RD JOHNSON CITY TX 78636 4264
% Ownership	1.000000
Exemptions	

LOCATION

Location	
Neighborhood	RCO
Map ID	

VALUES

VALUES SHOWN ARE 2025 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	110
Land Hs	0
Land Nhs	0
Market Value	797,910
Land Market Value	797,800
Ag/Timber Value	25,750
Market Taxable	25,860
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	25,860

IMPROVEMENT BUILDING

Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
1	SHED	SHED1	VP	0.020	1930	1930	900	110

LAND

Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	Dryland cropland	84.0000	0.00	0.00	0.00	210,000	11,170
2	NATP	Native pastureland	235.1200	0.00	0.00	0.00	587,800	14,580

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
CHD	Coleman Hospital District	0.3360910	797,910	25,860
GCO	Coleman Co General	0.4956300	797,910	25,860
GCOIS	Coleman Co General I&S	0.0828700	797,910	25,860
RCO	Coleman Co Roads	0.2169000	797,910	25,860
SCO	Coleman ISD	0.7171000	797,910	25,860

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	110	797,800	25,750	0	797,910	772,160
2024	0	1,015,300	19,840	0	1,015,300	995,460
2023	0	829,710	18,530	0	829,710	811,180
2022	0	829,710	14,920	0	829,710	814,790
2021	0	538,480	14,950	0	538,480	523,530

DEED HISTORY



Loading Sales Data

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ACCOUNT

Parcel ID	66142
Legal Description	A1115 A1115 - W B RODDAN SUR 44, ACRES 33.491
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	1115-044-00010-001
Description	Real Estate
Agent	
Category Code	D1 - REAL AG LAND
Total Acres	33.4910
Larger Tract	1144.7200

OWNER

Owner ID	R41938
Name	PREESE HALL PROPERTIES, LP
Care of	% THOMAS S LOFTUS
Mailing Address	969 MILLER CREEK CEMETERY RD JOHNSON CITY TX 78636 4264
% Ownership	1.000000
Exemptions	

LOCATION

Location	
Neighborhood	RCO
Map ID	

VALUES

VALUES SHOWN ARE 2025 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	83,730
Land Market Value	83,730
Ag/Timber Value	2,080
Market Taxable	2,080
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	2,080

IMPROVEMENT BUILDING

Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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LAND

Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP	Native pastureland	33.4910	0.00	0.00	0.00	83,730	2,080

TAXING JURISDICTIONS

Entity	Description	Tax Rate	Market Value	Taxable Value
CHD	Coleman Hospital District	0.3360910	83,730	2,080
GCO	Coleman Co General	0.4956300	83,730	2,080
GCOIS	Coleman Co General I&S	0.0828700	83,730	2,080
RCO	Coleman Co Roads	0.2169000	83,730	2,080
SCO	Coleman ISD	0.7171000	83,730	2,080

ROLL VALUE HISTORY

Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	0	83,730	2,080	0	83,730	81,650
2024	0	187,300	1,810	0	187,300	185,490
2023	0	88,750	1,740	0	88,750	87,010
2022	0	88,750	1,410	0	88,750	87,340

DEED HISTORY

Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
03-10-2022	WD	WARRANTY DEED	IVANNA INVESTMENTS LP	PREESE HALL PROPERTIES, LP	2022	00621	...

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ACCOUNT

Parcel ID	66143
Legal Description	A1484 A1484 - REDMOND V=BROWN SUR 121
Additional Legal Information	ACRES 26.169
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	1484-121-00020-001
Description	Real Estate
Agent	
Category Code	D1 - REAL AG LAND
Total Acres	26.1690
Larger Tract	1144.7200

OWNER

Owner ID	R41938
Name	PREESE HALL PROPERTIES, LP
Care of	% THOMAS S LOFTUS
Mailing Address	969 MILLER CREEK CEMETERY RD JOHNSON CITY TX 78636 4264
% Ownership	1.000000
Exemptions	

LOCATION

Location	
Neighborhood	RCO
Map ID	

VALUES

VALUES SHOWN ARE 2025 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	65,420
Land Market Value	65,420
Ag/Timber Value	1,620
Market Taxable	1,620
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	1,620

IMPROVEMENT BUILDING

Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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LAND

Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP	Native pastureland	26.1690	0.00	0.00	0.00	65,420	1,620

TAXING JURISDICTIONS

Entity	Description	Tax Rate	Market Value	Taxable Value
CHD	Coleman Hospital District	0.3360910	65,420	1,620
GCO	Coleman Co General	0.4956300	65,420	1,620
GCOIS	Coleman Co General I&S	0.0828700	65,420	1,620
RCO	Coleman Co Roads	0.2169000	65,420	1,620
SCO	Coleman ISD	0.7171000	65,420	1,620

ROLL VALUE HISTORY

Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	0	65,420	1,620	0	65,420	63,800
2024	0	155,550	1,410	0	155,550	154,140
2023	0	69,350	1,360	0	69,350	67,990
2022	0	69,350	1,100	0	69,350	68,250

DEED HISTORY

Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
03-10-2022	WD	WARRANTY DEED	IVANNA INVESTMENTS LP	PREESE HALL PROPERTIES, LP	2022	00621	...

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ACCOUNT

Parcel ID	66144
Legal Description	A1715 A1715 - J N Furgerson Sur 3, ACRES 48.07
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	1715-003-00010-001
Description	Real Estate
Agent	
Category Code	D1 - REAL AG LAND
Total Acres	48.0700
Larger Tract	1144.7200

OWNER

Owner ID	R41938
Name	PREESE HALL PROPERTIES, LP
Care of	% THOMAS S LOFTUS
Mailing Address	969 MILLER CREEK CEMETERY RD JOHNSON CITY TX 78636 4264
% Ownership	1.000000
Exemptions	

LOCATION

Location	
Neighborhood	RCO
Map ID	

VALUES

VALUES SHOWN ARE 2025 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	120,180
Land Market Value	120,180
Ag/Timber Value	2,980
Market Taxable	2,980
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	2,980

IMPROVEMENT BUILDING

Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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LAND

Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP	Native pastureland	48.0700	0.00	0.00	0.00	120,180	2,980

TAXING JURISDICTIONS

Entity	Description	Tax Rate	Market Value	Taxable Value
CHD	Coleman Hospital District	0.3360910	120,180	2,980
GCO	Coleman Co General	0.4956300	120,180	2,980
GCOIS	Coleman Co General I&S	0.0828700	120,180	2,980
RCO	Coleman Co Roads	0.2169000	120,180	2,980
SCO	Coleman ISD	0.7171000	120,180	2,980

ROLL VALUE HISTORY

Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	0	120,180	2,980	0	120,180	117,200
2024	0	235,190	2,600	0	235,190	232,590
2023	0	127,390	2,500	0	127,390	124,890
2022	0	127,390	2,020	0	127,390	125,370

DEED HISTORY

Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
03-10-2022	WD	WARRANTY DEED	IVANNA INVESTMENTS LP	PREESE HALL PROPERTIES, LP	2022	00621	...

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ACCOUNT

Parcel ID	66145
Legal Description	A0086 A0086 - BEATY-FORWOD SUR 1, ACRES 35.841
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	0086-001-00010-002
Description	Real Estate
Agent	
Category Code	D1 - REAL AG LAND
Total Acres	35.8410
Larger Tract	1144.7200

OWNER

Owner ID	R41938
Name	PREESE HALL PROPERTIES, LP
Care of	% THOMAS S LOFTUS
Mailing Address	969 MILLER CREEK CEMETERY RD JOHNSON CITY TX 78636 4264
% Ownership	1.000000
Exemptions	

LOCATION

Location	
Neighborhood	RCO
Map ID	

VALUES

VALUES SHOWN ARE 2025 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	89,600
Land Market Value	89,600
Ag/Timber Value	2,220
Market Taxable	2,220
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	2,220

IMPROVEMENT BUILDING

Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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LAND

Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP	Native pastureland	35.8410	0.00	0.00	0.00	89,600	2,220

TAXING JURISDICTIONS

Entity	Description	Tax Rate	Market Value	Taxable Value
CHD	Coleman Hospital District	0.3360910	89,600	2,220
GCO	Coleman Co General	0.4956300	89,600	2,220
GCOIS	Coleman Co General I&S	0.0828700	89,600	2,220
RCO	Coleman Co Roads	0.2169000	89,600	2,220
SCO	Coleman ISD	0.7171000	89,600	2,220

ROLL VALUE HISTORY

Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	0	89,600	2,220	0	89,600	87,380
2024	0	196,400	1,940	0	196,400	194,460
2023	0	94,980	1,860	0	94,980	93,120
2022	0	94,980	1,510	0	94,980	93,470

DEED HISTORY

Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
03-10-2022	WD	WARRANTY DEED	IVANNA INVESTMENTS LP	PREESE HALL PROPERTIES, LP	202200621

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ACCOUNT

Parcel ID	66146
Legal Description	A1114 A1114 - W B RODDAN SUR 2, ACRES 74.036
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	
Geographic ID	1114-002-00010-002
Description	Real Estate
Agent	
Category Code	D1 - REAL AG LAND
Total Acres	74.0360
Larger Tract	1144.7200

OWNER

Owner ID	R41938
Name	PREESE HALL PROPERTIES, LP
Care of	% THOMAS S LOFTUS
Mailing Address	969 MILLER CREEK CEMETERY RD JOHNSON CITY TX 78636 4264
% Ownership	1.000000
Exemptions	

LOCATION

Location	
Neighborhood	RCO
Map ID	

VALUES

VALUES SHOWN ARE 2025 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	185,090
Land Market Value	185,090
Ag/Timber Value	4,590
Market Taxable	4,590
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	4,590

IMPROVEMENT BUILDING

Sequence	Type	Class	Condition	% Good	Year Built	Eff Year	Sqft	Total Value
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LAND

Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP	Native pastureland	74.0360	0.00	0.00	0.00	185,090	4,590

TAXING JURISDICTIONS

Entity	Description	Tax Rate	Market Value	Taxable Value
CHD	Coleman Hospital District	0.3360910	185,090	4,590
GCO	Coleman Co General	0.4956300	185,090	4,590
GCOIS	Coleman Co General I&S	0.0828700	185,090	4,590
RCO	Coleman Co Roads	0.2169000	185,090	4,590
SCO	Coleman ISD	0.7171000	185,090	4,590

ROLL VALUE HISTORY

Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	0	185,090	4,590	0	185,090	180,500
2024	0	319,780	4,000	0	319,780	315,780
2023	0	196,200	3,850	0	196,200	192,350
2022	0	196,200	3,110	0	196,200	193,090

DEED HISTORY

Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
03-10-2022	WD	WARRANTY DEED	IVANNA INVESTMENTS LP	PREESE HALL PROPERTIES, LP	2022	061	...

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