



3 Waters Ranch

TBD 1176 S Santa Anna, TX
81 Acres | \$480,000



Copyright 2026 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC, by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Brittany Kopischke

Realtor®- Land Specialist

brittany@grandland.com

(325) 998-8351

Property Description

3 Waters Ranch is approximately 81 acres featuring rolling to level terrain, strong fencing and cross-fencing, and a productive mix of Klein, Coastal, B-dahl, Lovegrass and native grasses. Scattered Post Oak, Elm and Mesquite trees provide shade and character while leaving plenty of open pasture for livestock. Water features include three stock tanks, with two fed by a seasonal creek and a third located in the back pasture. The two centrally located tanks are approximately 0.5 acres each, and Coleman County water is available in the front pasture.

Copyright 2026 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Brittany Kopischke
Realtor®- Land Specialist
brittany@grandland.com
(325) 998-8351



Improvements

The property includes an approximately 1,500-square-foot barndominium with 900 square feet of studio living space, one bathroom, and additional garage/shop space under the same roof with an exterior roll-up door. A 20' x 50' carport provides additional covered parking or storage. City water, electricity, and septic are already in place, making the property ready to enjoy from day one. Additional improvements include cattle pens with a Priefert cattle chute, an old barn, and a separate storage building for equipment and supplies.

Copyright 2026 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Brittany Kopischke
Realtor®- Land Specialist
brittany@grandland.com
(325) 998-8351



Location

Coleman County

30 miles from Brownwood, 30 miles from Coleman, 90 miles from San Angelo, 65 miles from Abilene, 125 miles from Austin, 125 miles from Fort Worth.

Directions

From Santa Anna, take FM 1176 south toward Trickham and continue approximately 12.4 miles. The property entrance will be on the right.



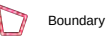
SCAN HERE TO VIEW MORE OF
3 WATERS RANCH

Copyright 2026 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



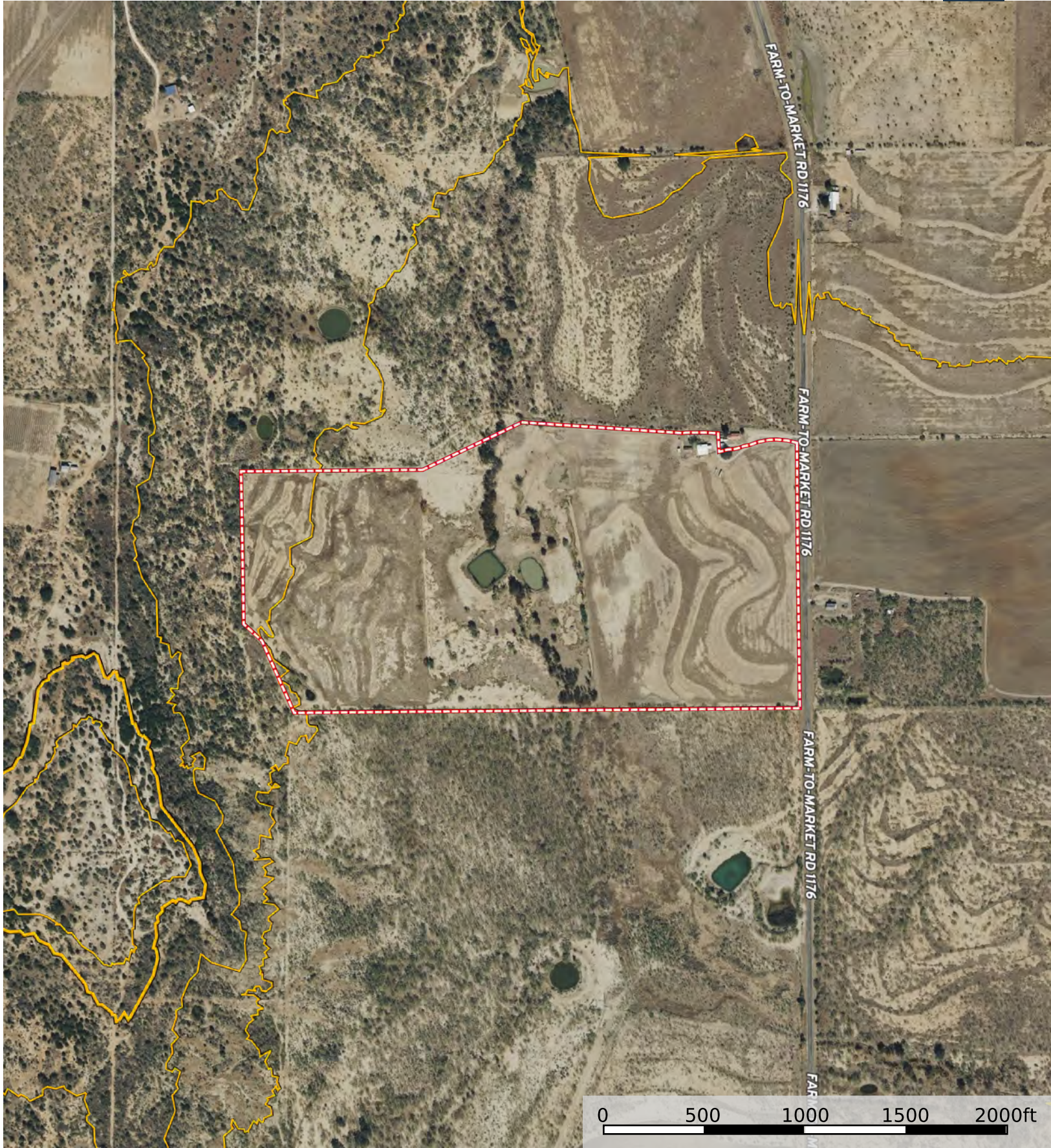
Brittany Kopischke
Realtor®- Land Specialist
brittany@grandland.com
(325) 998-8351





Boundary

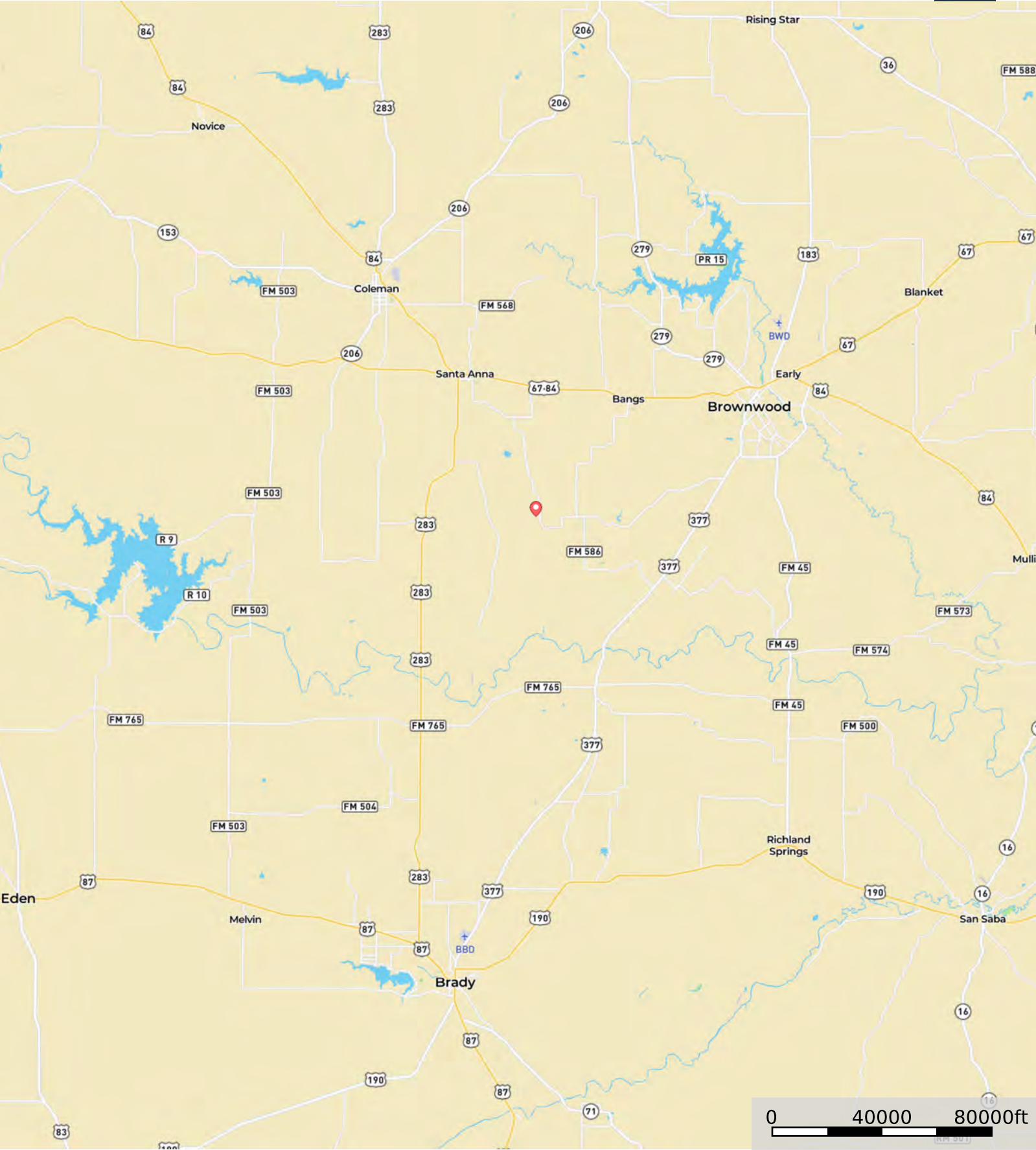




 Boundary

TBD FM 1176 S, Santa Anna, Texas 76878

Coleman County, Texas, 80.85 AC +/-



 Marker  Boundary





Boundary 1 Boundary