

COLETO LAKE PROPERTY

72 +/- DEEDED ACRES
plus additional 52+/- ACRE GBRA LEASEBACK

VICTORIA COUNTY
PROPERTY DESCRIPTION



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 GBRA Leaseback has an extensive **7,100+/- 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 \$1,440,000



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

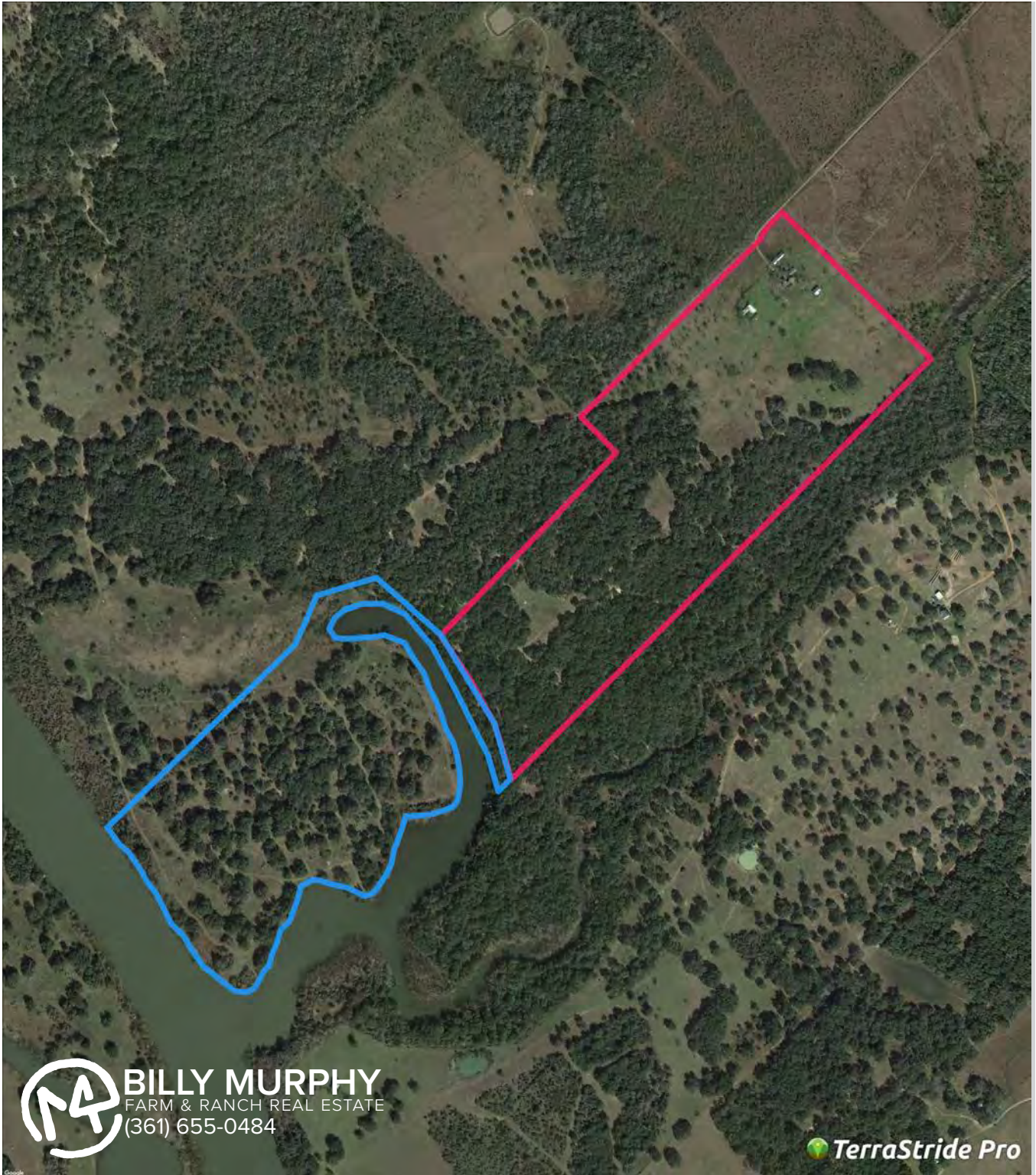
**COLDWELL
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PROPERTY AERIAL



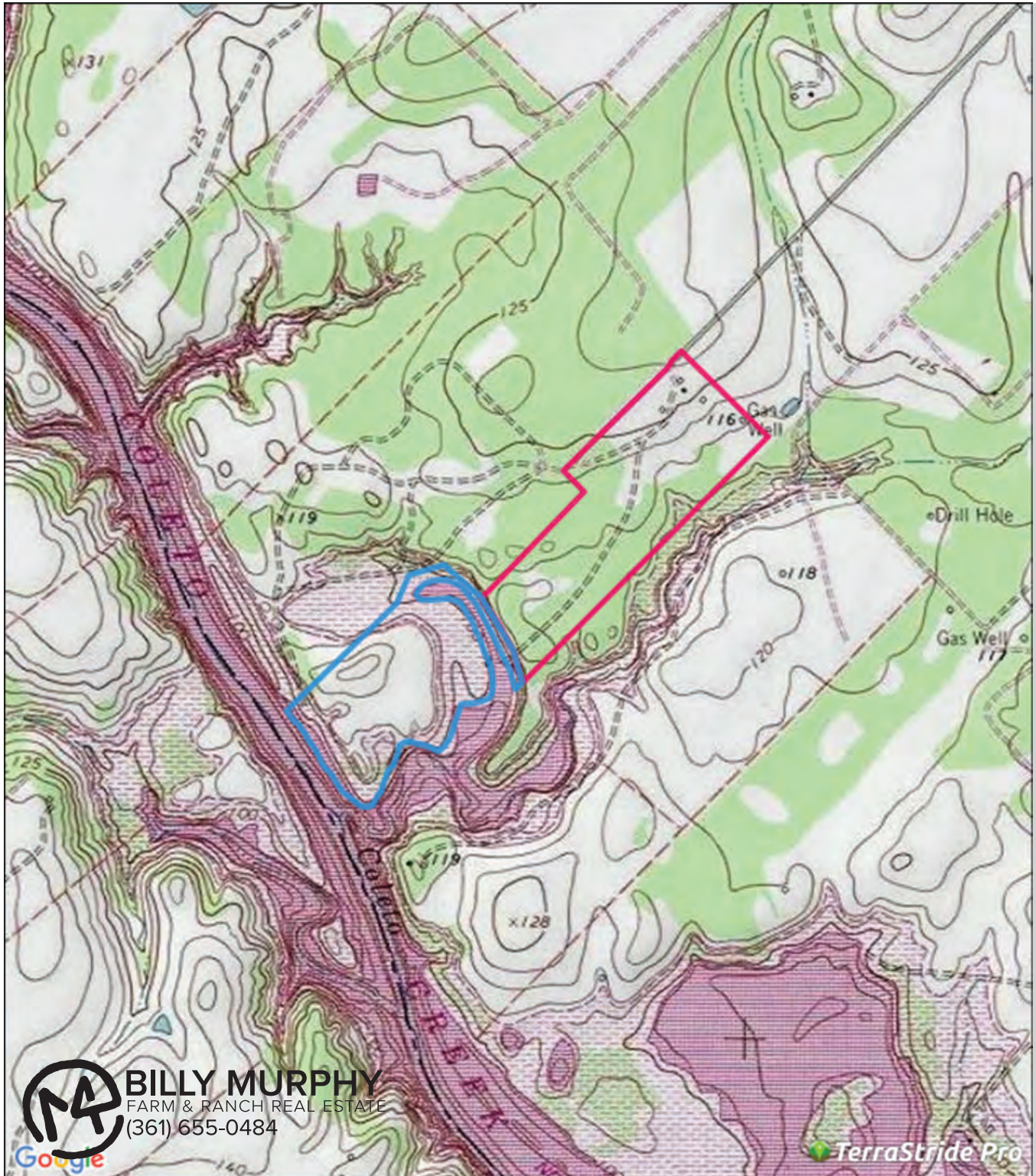
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 **TerraStride Pro**

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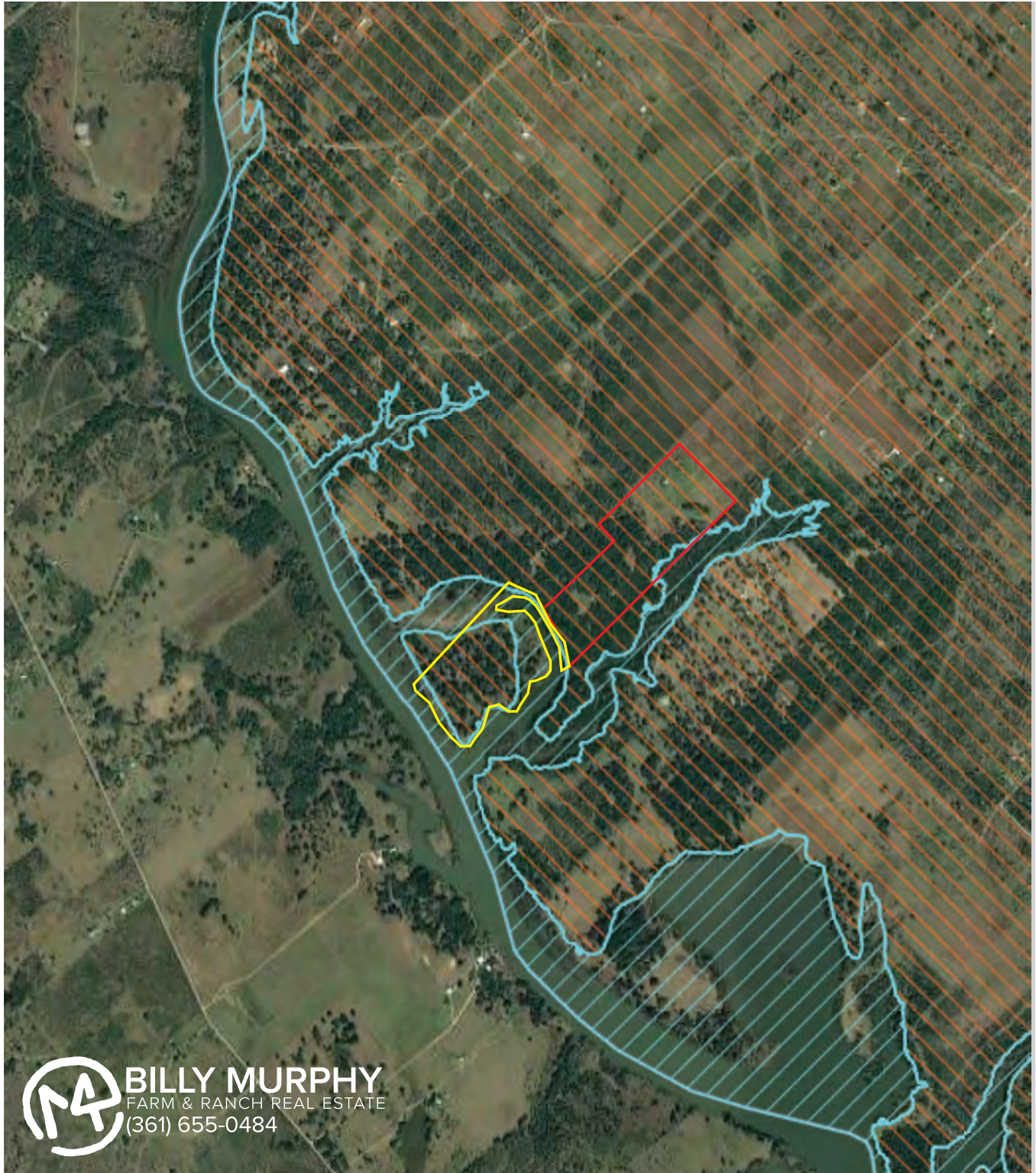
VICTORIA COUNTY
PROPERTY TOPO



COLETO LAKE PROPERTY

72 +/- ACRES

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PROPERTY FLOOD



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COLETO LAKE PROPERTY

72 +/- ACRES

VICTORIA COUNTY
COLETO LAKE MAP

