



1644 FM 1929

VOSS, TEXAS 76888

RANCH & RECREATIONAL PROPERTIES

BACCCA BEND RANCH



PROPERTY INFORMATION:

- O.H. IVIE LAKE
- 353 ACRES
- WORLD CLASS FISHING
- ALL SEASONS HUNTING
- CABIN & WORKSHOP
- WILDLIFE TAX EXEMPT

SALE PRICE: \$2,576,900



HUNTER BEAL

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Welcome to BACCCA BEND RANCH! TURNKEY 353ac Hunting-Fishing-Recreational Ranch! Just south of Coleman TX. 0.7 miles of water front access to OH Ivie Lake. Currently the TOP Bass Fishing and bow fishing lake in the State! World Class! WILDLIFE Exemption. Deer. Dove. Duck. Quail. Axis. & Turkey. 2-automatic fill concrete Water Troughs. 3-Deer Blinds. 2-Feeders. Water piped across property. Internal roads. Sturdy fencing. MAIN CABIN: Comfortably sleeps 8: 1-Queen Bed, 2-Bunkbeds & 2-Twin beds in Loft, Bathroom, Kitchen, Dining and Mudroom WORKSHOP: Bathroom. RV hook-up. Fiber Optic Internet. 2-12x14 & 2-10x10 insulated Roll-up Doors. LOOKOUT TOWER: Weather protected patio. Panoramic views. Amazingly beautiful Sunsets. . . .WANT MORE? Seller also owns a 5-acre tract SEC of property with 5 newly built mini-cabins. Currently income producing short-term rentals (CB THREE). Consistently booked. Will consider selling with this property. Inquire for more information. . . OPPORTUNITY: BACCCA's Neighbor to the east also has its property on the market at 298 acres. 4,911sf newly built dream home. Together this could be the one chance of owning over a 650 beautiful acres in the heart of Texas...loaded with just about EVERYTHING!

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LAND SIZE: 353 ACRES

LOCATION: COLEMAN-28 MI. -NORTH, ABILENE-81 MI. -WEST,
AUSTIN-176 MI. -SOUTH, FTW-182 MI. -EAST.

UTILITIES: ELECTRIC, COUNTY WATER, SEPTIC, FIBER OPTIC
INTERNET

ROAD FRONTAGE: 1,500 FT

MINERALS: SELLER RESERVES ALL OWNED MINERALS

TERRAIN: LEVEL, GENTLE SLOPE. ELEVATIONS: 1,568 FT AT
WATERFRONT, 1,648 FT AT LAND MIDPOINT

VEGETATION: NATIVE GRASS, TREES, BRUSH WITH OPEN PASTURE
LAND

RAINFALL: 10"-30" PER MONTH. LOWER IN FEBRUARY GRADUATING
HIGHER IN NOVEMBER

WILDLIFE/HUNTING: DEER, DOVE, DUCK, QUAIL, AXIS, TURKEY

SOILS: MIX-TYPES CLAY

FENCING: 3.5 MILES PERIMETER BARBWIRE

SUBDIVIDE: NO

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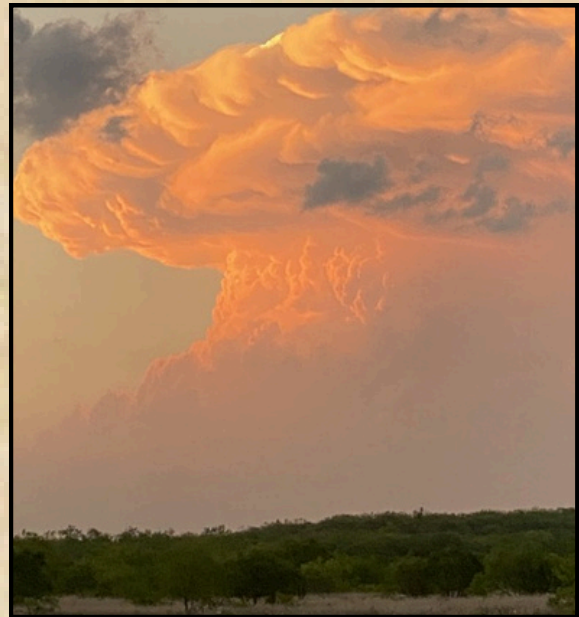


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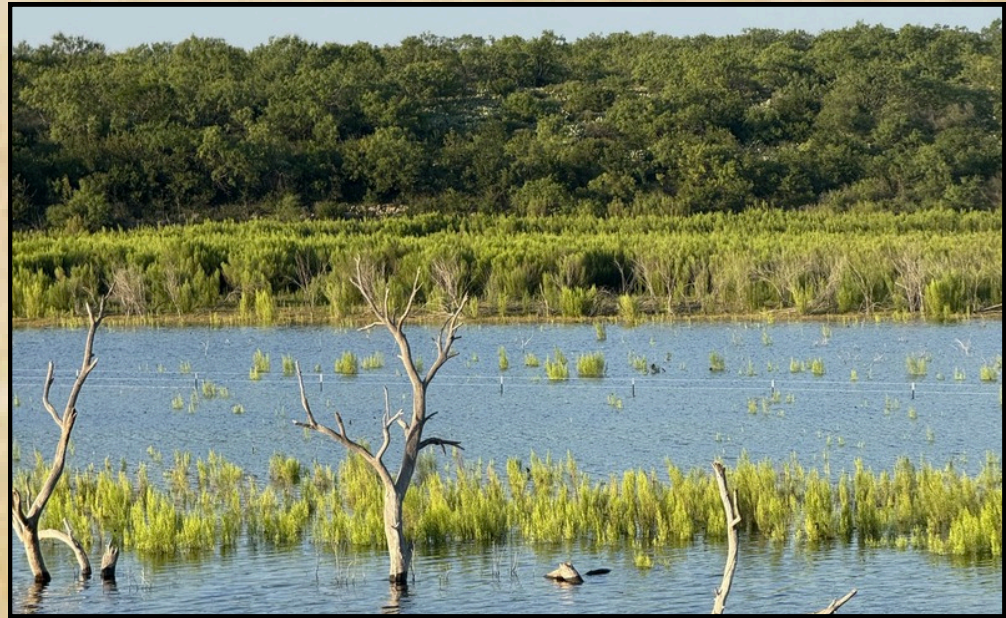
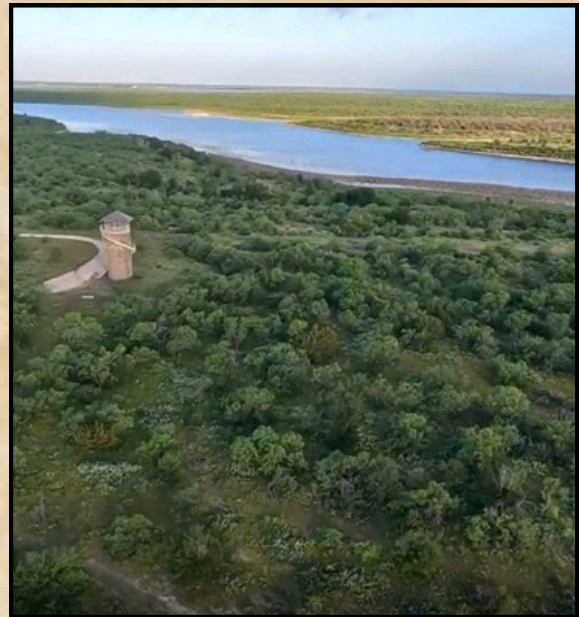


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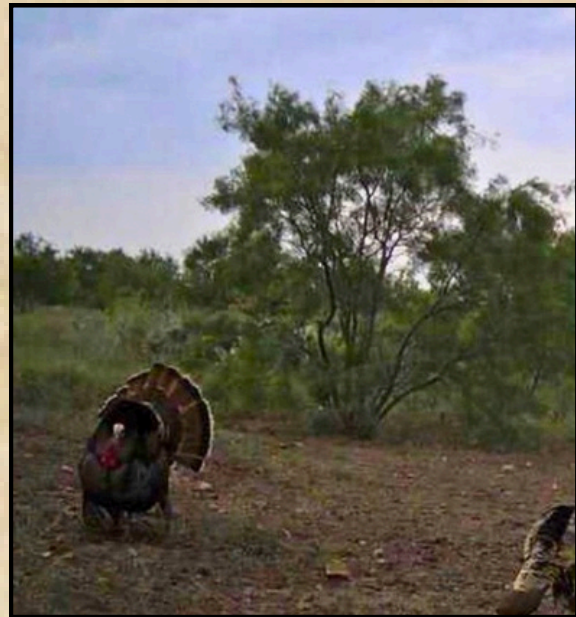


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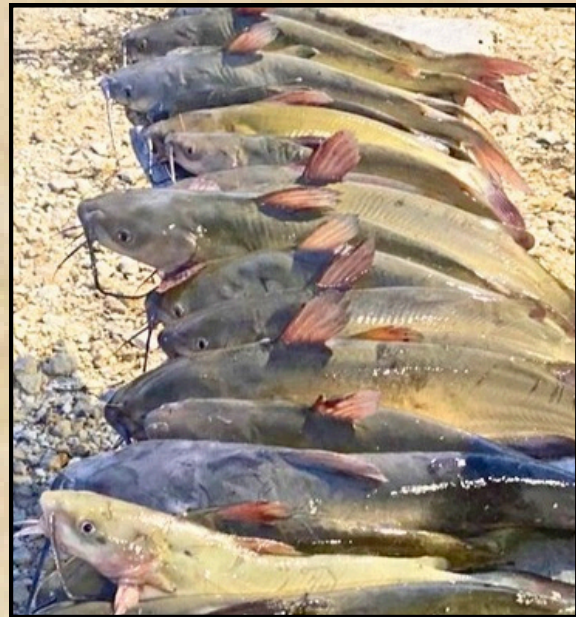


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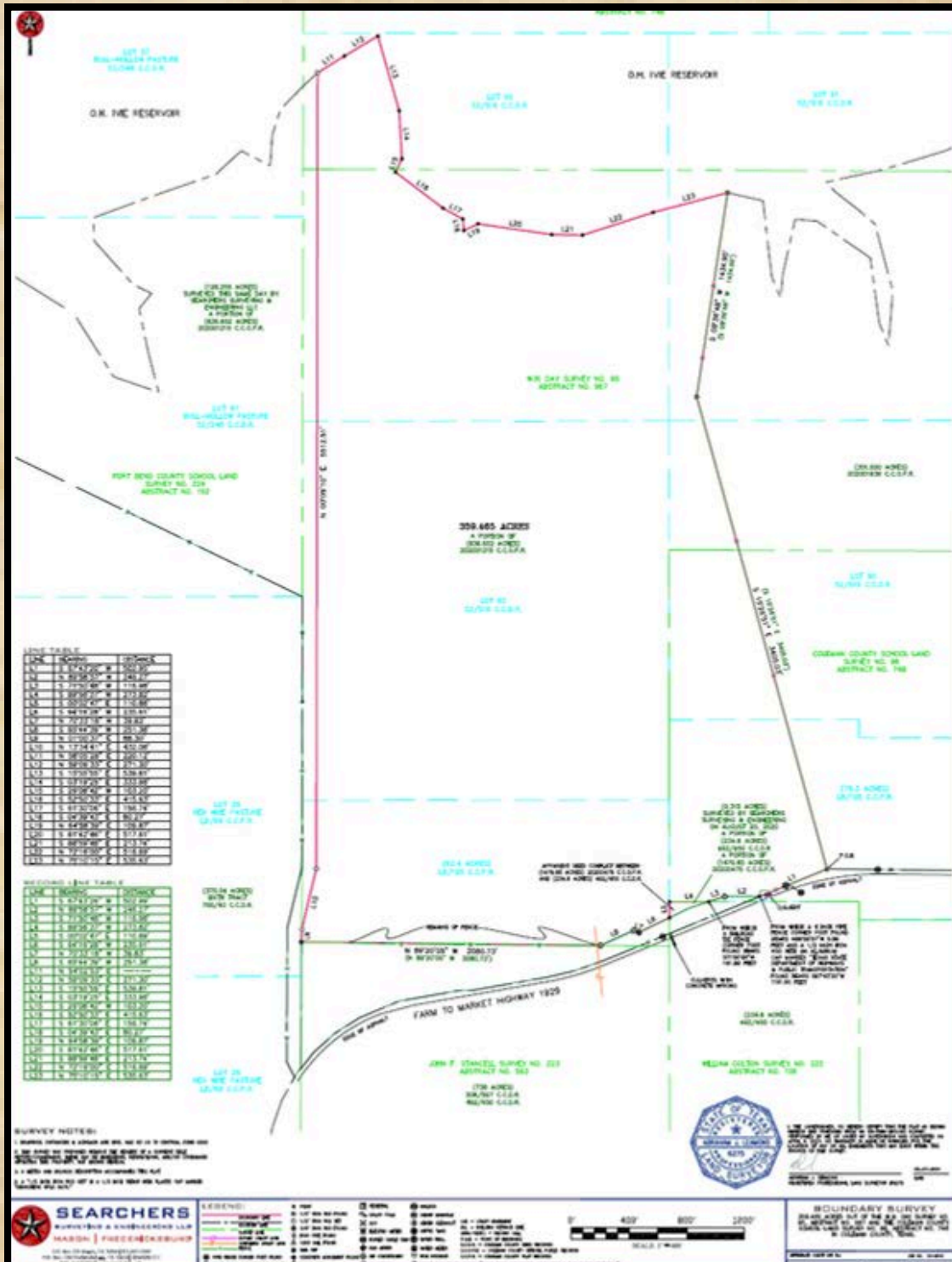


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RANCH & RECREATIONAL PROPERTIES

SURVEY



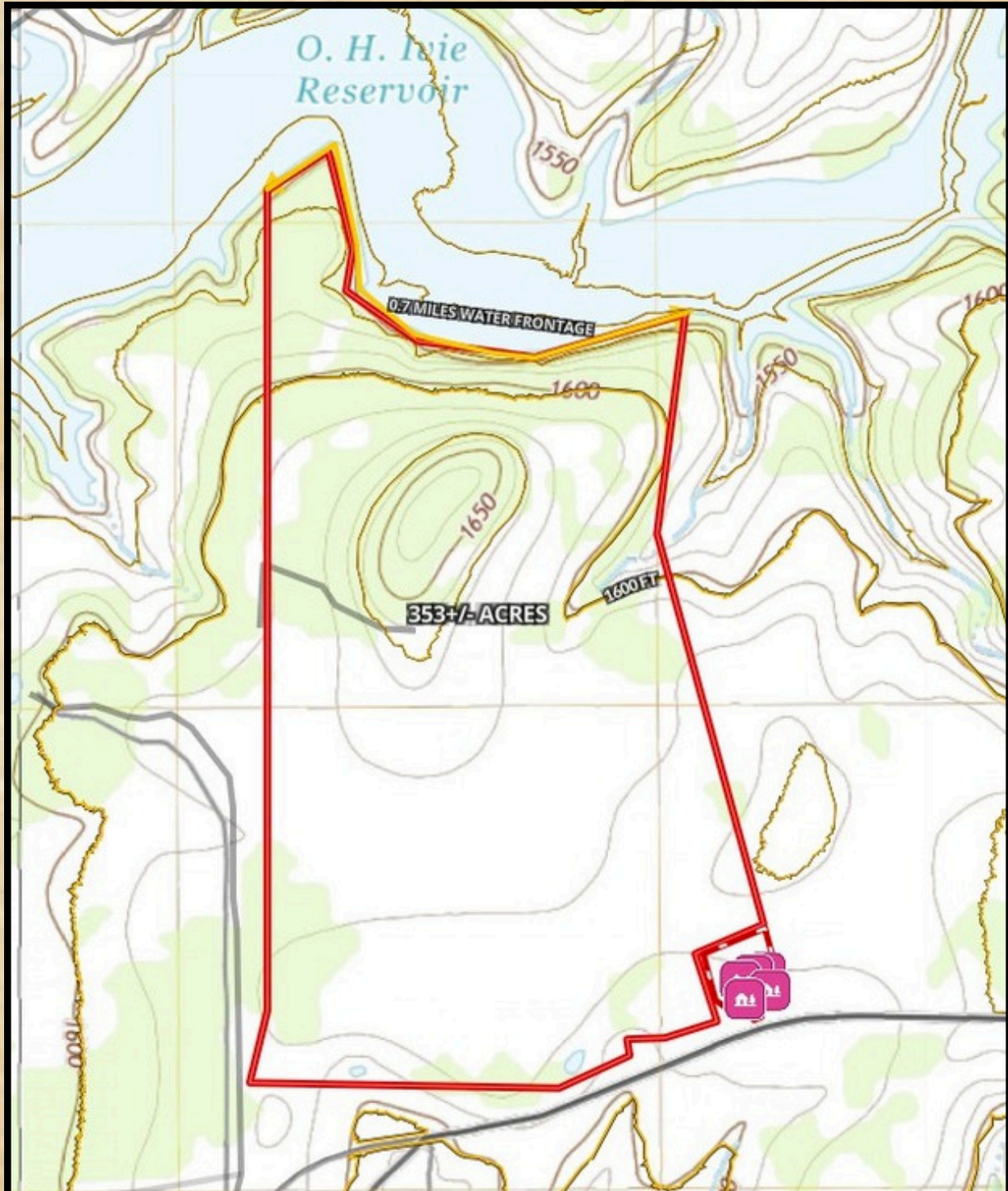


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RANCH & RECREATIONAL PROPERTIES

TOPO MAP



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AERIAL MAP



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LOCATION MAP



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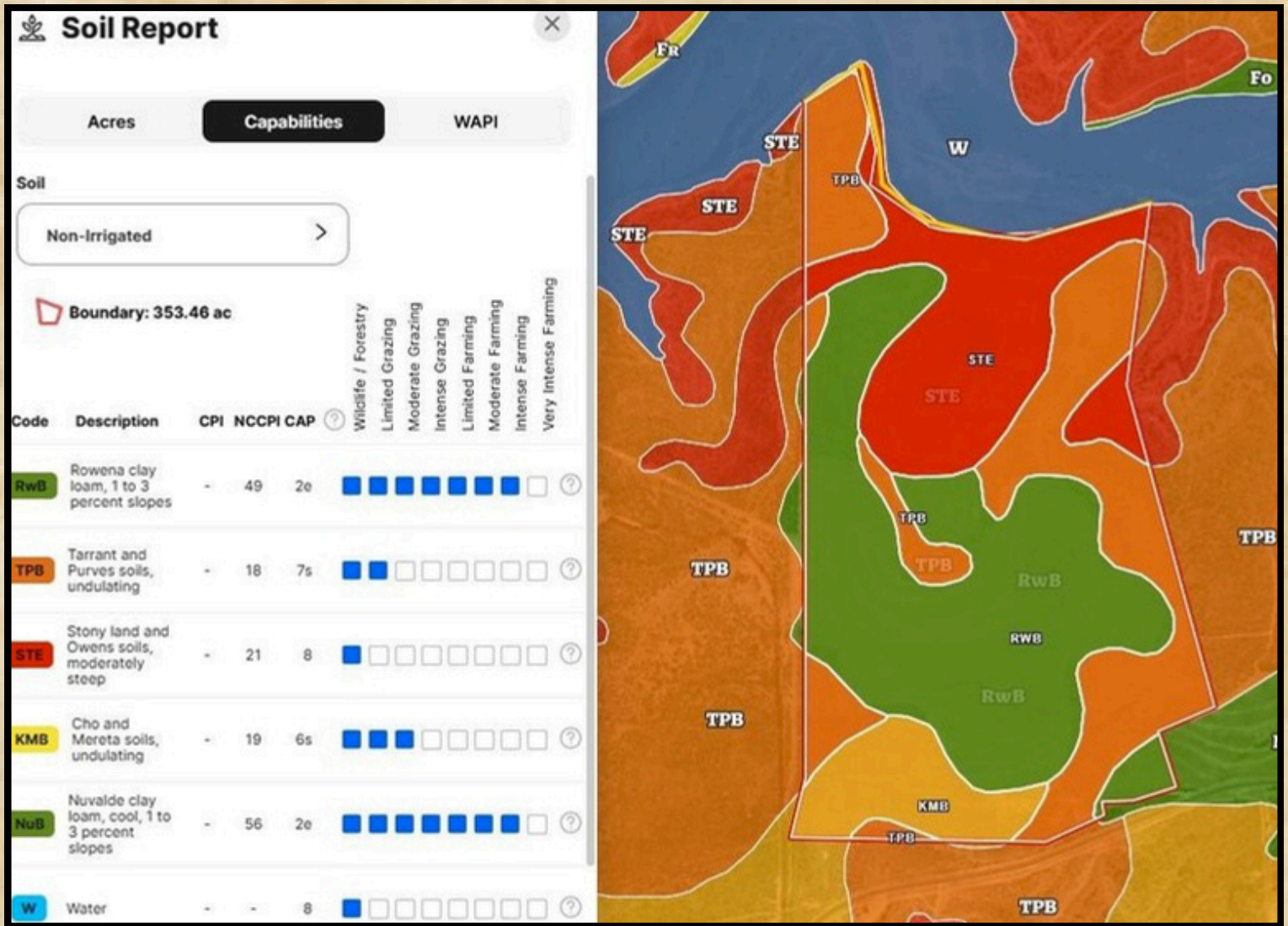


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SOIL REPORT



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BACCCA BEND RANCH COLEMAN CO. TX.

RANCH OVERVIEW

Located on FM 1929 in Coleman County, BACCCA BEND Ranch is a turnkey, 353-acre waterfront property that stands out as a rare, highly sought-after opportunity in this part of Texas. This ready-to-use ranch is perfectly set up for immediate enjoyment from day one, combining recreation, hunting, fishing, and grazing with essential infrastructure like internal roads, sturdy fencing, and varied terrain. The property features two hunter's cabins and an expansive shop, complemented by 0.7 miles of direct waterfront access to O.H. Ivie Lake. Because it seamlessly blends long-term ranching utility with exceptional recreational appeal, this limited-availability package is a premier investment that buyers should move on quickly.

Ranch Video: <https://drive.google.com/file/d/1bSRHTq-hWuSh2F02MRUYOvrepjluWVp4/view>

LOCATION

From Coleman TX, travel south on Hwy 206 toward Voss TX and O.H. Ivie Lake, take slight right onto South Hwy 67, turn left onto South FM 503 (signs for Panther Creek ISD) then right onto West FM 1929. Destination will be on the right just after the O.H. Ivie RV park. Interior roads provide access to all points of the ranch. Community boat ramp and marketplace just 5 minutes west of property on FM 1929.

HUNTER CABIN & WORKSHOP

Main Cabin comfortably sleeps 8: 1-Bed, 1-Bath, Bunk & Loft, Kitchen and Dining area ready to accommodate all your guests. All furnishings inside cabin are conveyed Fwith sale. All other property exclusions are itemized on MLS.

The Workshop is fully plumbed with a bathroom, fiber optic wiring and has 1-RV hook-up. There are 2-12x14 & 2-10x10 insulated roll-up doors perfect for protecting & storing tackle, gear & implements with the support capabilities for all types of equipment including boats, RV & recreational toys.

WILDLIFE EXEMPTION

To make life even better, the Ranch holds an existing Wildlife Management Tax Exemption. TONS of World Class Fishing. Deer. Dove. Duck. Quail. Axis. & Turkey, literally at your doorstep. Direct access to Texas's TOP Bass Fishing and Bow Fishing OH Ivie Lake! Native brush and open pasture create strong habitat and attractive visual variety of character and topographic diversity across the property. In addition, the property has two automatic-fill concrete water troughs to sustain wildlife and cattle needs. A great way to combine hunting, fishing and agriculture with a low maintenance functional variety of recreational fun and a working ranch.



LOOKOUT TOWER

Rising high above the canopy, this striking old silo turned lookout tower commands an unmatched view of the water and landscape. A winding spiral staircase leads up to a covered, panoramic observation deck. Here, a weather-protected patio offers year-round lounging, creating the perfect front-row seat for Texas's legendary sunsets. Water is available and provided to the tower by the lake run underground via the main cabin.

O.H. IVIE LAKE

O.H. Ivie Lake is a 19,149-acre reservoir located in West-Central Texas, approximately 55 miles east of San Angelo. Created in 1990 by the S.W. Freese Dam, the lake spans Concho, Coleman, and Runnels counties. Celebrated nationwide as a premier trophy fishery, famous for producing massive, double-digit largemouth bass. It has produced 60 Legacy Class largemouth bass over the past six years. Through ongoing bass management efforts, which focus on habitat improvement, stocking programs, and genetic research, O.H. Ivie ensures anglers have a wealth of opportunities to catch lunker-sized fish for years to come.

Texas Parks & Wildlife Article: <https://tpwd.texas.gov/newsmedia/releases/?req=20260227a>

RANCH STATS

353+/- acres	2 – automatic fill concrete	28 mi. to Coleman
3.5 mi. perimeter fence	water troughs	58 mi. to San Angelo
1.4 mi. gate to lake	3 – deer blinds	81mi. to Abilene
0.7 mi. waterfront	2 – feeders	176 mi. to Austin
1.0 mi. underground water	Fiber optic internet ready	182 mi. to Ft. Worth
line runs across property		

OPPORTUNITY

Seller also offers an additional 5-acre tract on the SE Corner off the main Property for sale including state-of-the-art 5-cabin income producing short-term rentals (CB THREE). Continually booked and an EXCELLENT source of income to assist with the expenses of the Ranch. Seller is willing to consider including this property with additional consideration and right offer on the Ranch.

CB THREE Website: <https://stayatcbthree.com>

(Property Taxes on Ranch +CB THREE cabin property, togetherrun approximately \$3,200 per year.)

BACCCA Bend's neighbor to the east (The Conradie Voss Ranch) is currently for sale as well 298+/- Acres with a beautiful newly constructed 4,911sf home. If purchased in combination with BACCCA Bend, the possibility lies to capture over 650 acres of private ranch, & recreation property along with a dream home. A tremendous opportunity! Few chances come together to provide such a great deal.

(All information is deemed reliable but not guaranteed. Buyer to confirm information prior to purchase. Contact Hunter Beal 325-668-3153 / hunterbealrealestate@gmail.com for more information)