



MOCK RANCHES  
kw  
HOUSTON

**8001 FM 945 RD N, COLDSRING, TX 77331**  
SAN JACINTO COUNTY

**35.95 ± ACRES | \$590,500**



# 8001 FM 945 RD N, COLDSRING, TX 77331

## SAN JACINTO COUNTY

### PROPERTY DESCRIPTION.

Welcome to an idyllic Texas retreat! Spanning 35.95 acres in Coldspring, TX, this parcel epitomizes the realization of a dream for those seeking their own haven of freedom and tranquility. Situated conveniently off State Highway 150, this partially cleared lot boasts no restrictions, an exceptionally low tax rate, and no maintenance fees, providing unparalleled flexibility. Whether envisioning a residential haven, a ranch retreat, or a commercial venture, this property offers limitless possibilities. Envision waking up to the serenity of nature and crisp, invigorating air, all while maintaining easy access to local amenities. Tailored for those desiring ample space without compromising convenience, this exceptional opportunity is fleeting—seize it now!

### PROPERTY TYPE:

- Acreage
- Hunting Land
- Farm
- Ranch
- Home with Acreage
- Recreational Land
- Cattle Ranch

### PROPERTY FEATURES.

- Electricity
- Hunting
- Development Potential



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

MOCK RANCHES | FOR SALE

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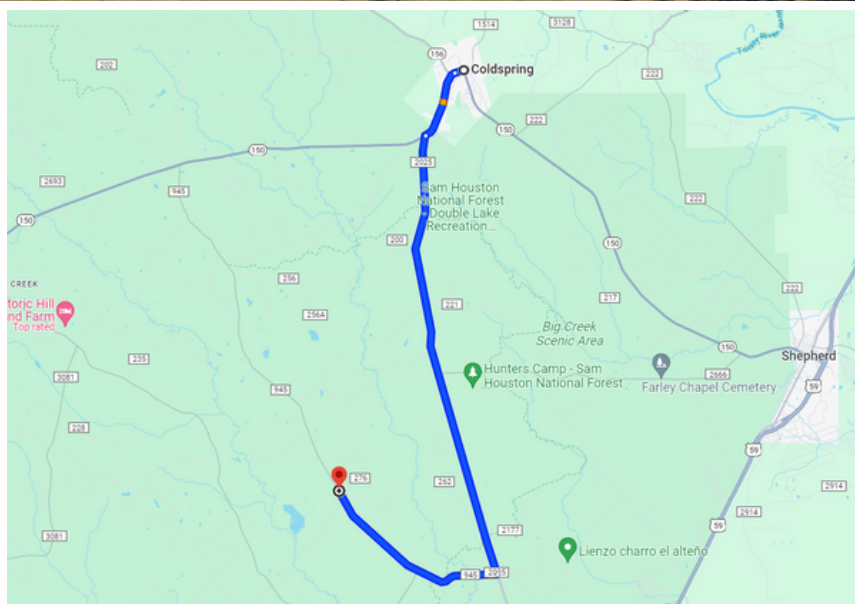
## SAN JACINTO COUNTY



[CLICK IMAGE FOR THE INTERACTIVE MAP](#)

### DRIVING DIRECTIONS.

From 59N: Head west on State Highway 150 (Main St), Left on State Highway 150, Right on FM 945. Property is on your right about 0.7 miles.



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# CHAD ANDRUS, ALC

Accredited Land Specialist

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# Ranch. financing made simple



Anthony Vaughan

## WINNIE OFFICE

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