



0000 CR 258, LISSIE, TX

419.25 acs., \$2450 per acre

(170 acs. along railway and CR 275 and 249 acs. along CR 258)

This property consists of 419.25 acres in two contiguous parcels. It is a very diverse property with both agricultural and recreational opportunities. Located across 90A from the village of Lissie, Texas (7 miles east of Eagle Lake), this area is famous for some of the best duck and goose hunting in the country. The north 249 acres of the property slopes towards the West Bernard Creek (a small live creek) providing a natural area to capture run off water and create a large duck pond with minimal costs. The brushy rice canals and fence rows provide great cover for quail, dove and other wildlife, in addition to being a great spot for pass shooting for geese on a foggy morning. There could be minimal deer and hog hunting along the brushy area of the creek. The property has approximately 2,765' of County Road frontage providing subdividing potential for the parcel, further enhanced by being located in the much sought after East Bernard School district.

This desirable parcel not only has the ability to be a successful rice farm operation, but will appeal to ranchers, farmers, developers and those looking for a homesite with easy access to Houston. A portion of the 249 acres has 12' of fall offering excellent relief from the table flat prairie typical of this area.

Directions: From Houston take 59 south past Rosenberg to Spur 10 north to US-90 ALT W 20.6 miles through East Bernard. Turn right onto Co Rd 275 property is on left. Cr 275 T's into 256 property is straight ahead. See aerial for details.

Acres: 419.25
Shape: Generally rectangular
Improvements: Pole barn, cattle pens, utility wall, fencing
Current Use: Rice Farming and pasture
Irrigation: LCRA canal system
Drainage: Excellent
Property Roads: Some gravel, some soil
Taxes: \$3,605.41 (2013)

School District: EBISD
Flood Zone: Zone C except area long creek
Crop Land: 383.64 acs.
Rice: 227 Acs., Yield 5,538 lbs.
Topography: 4 1/2' fall for the tract adjoining the railroad
 12' fall on the tract bordering the creek
Minerals: Surface Only
Road Frontage: CR 275, 2,765'

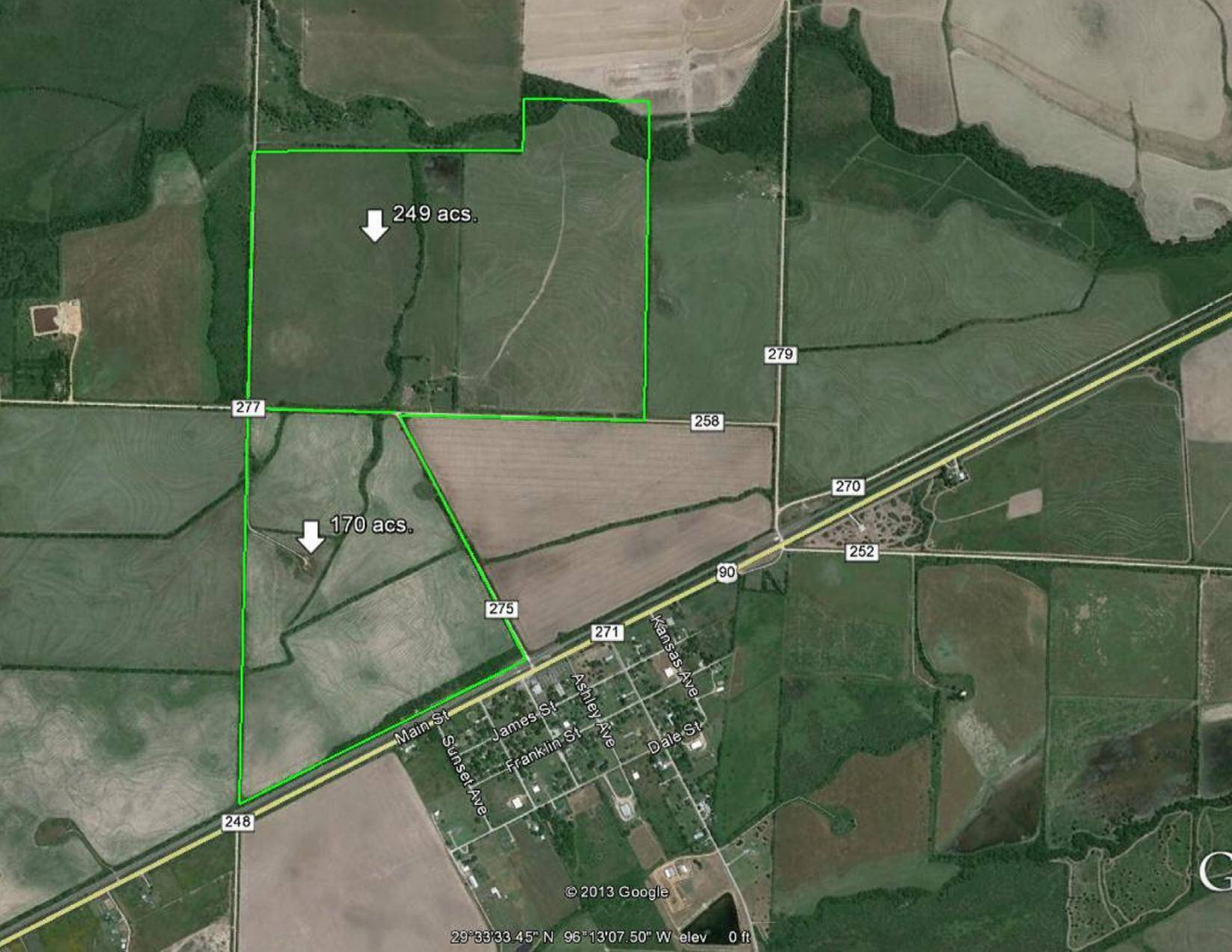


C.E. MUEGGE REAL ESTATE
 ERIC MUEGGE, BROKER
 213 N. RICHMOND RD.
 WHARTON, TX 77488

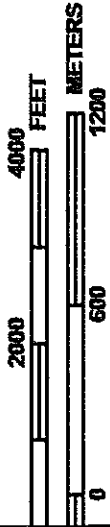
OFFICE: (979) 532-5252
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MAP SCALE 1" = 2000'



PANEL 0075E

FIRM

FLOOD INSURANCE RATE MAP
WHARTON COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 75 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY	480632	0075	E
WHARTON COUNTY			

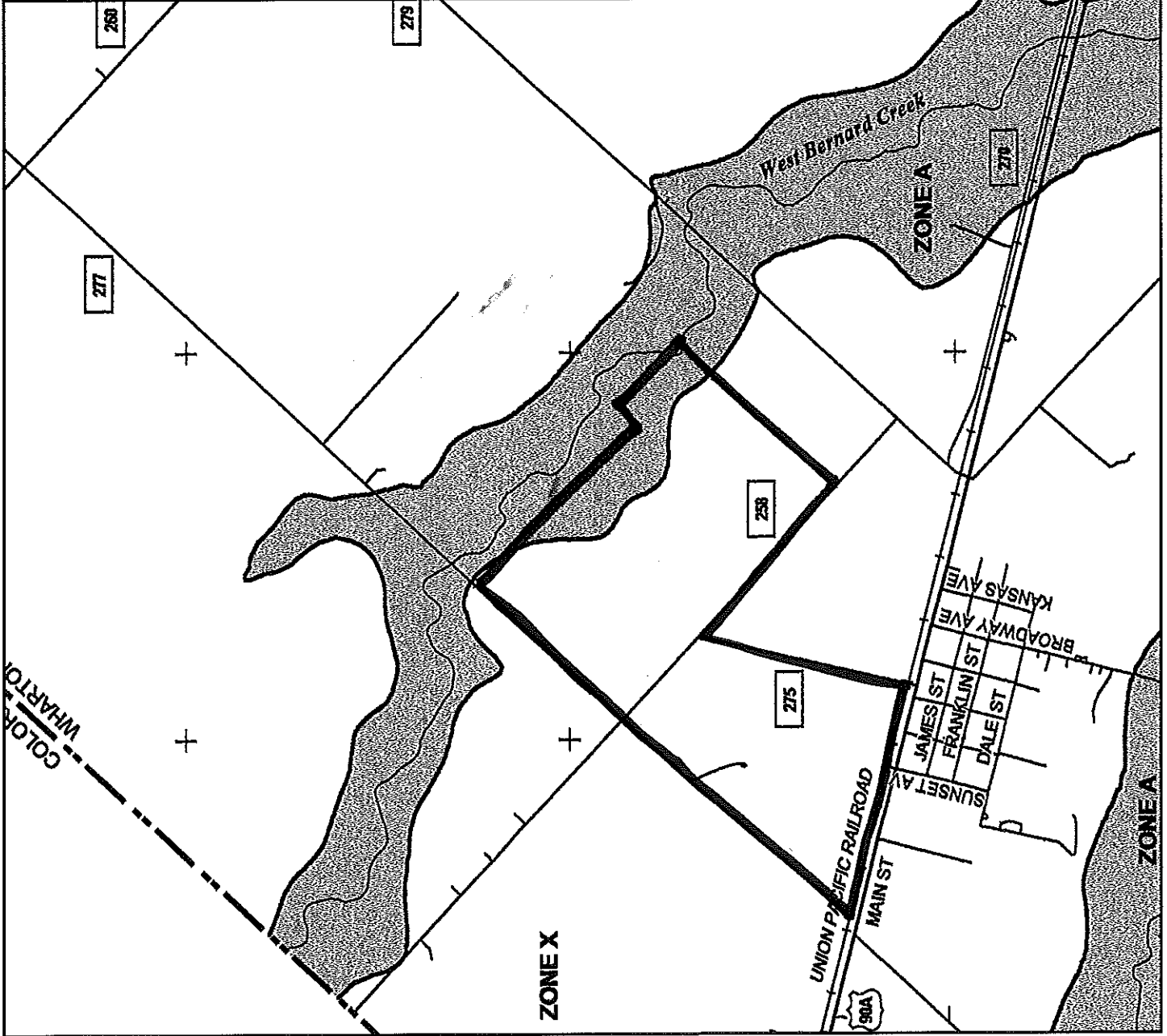
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



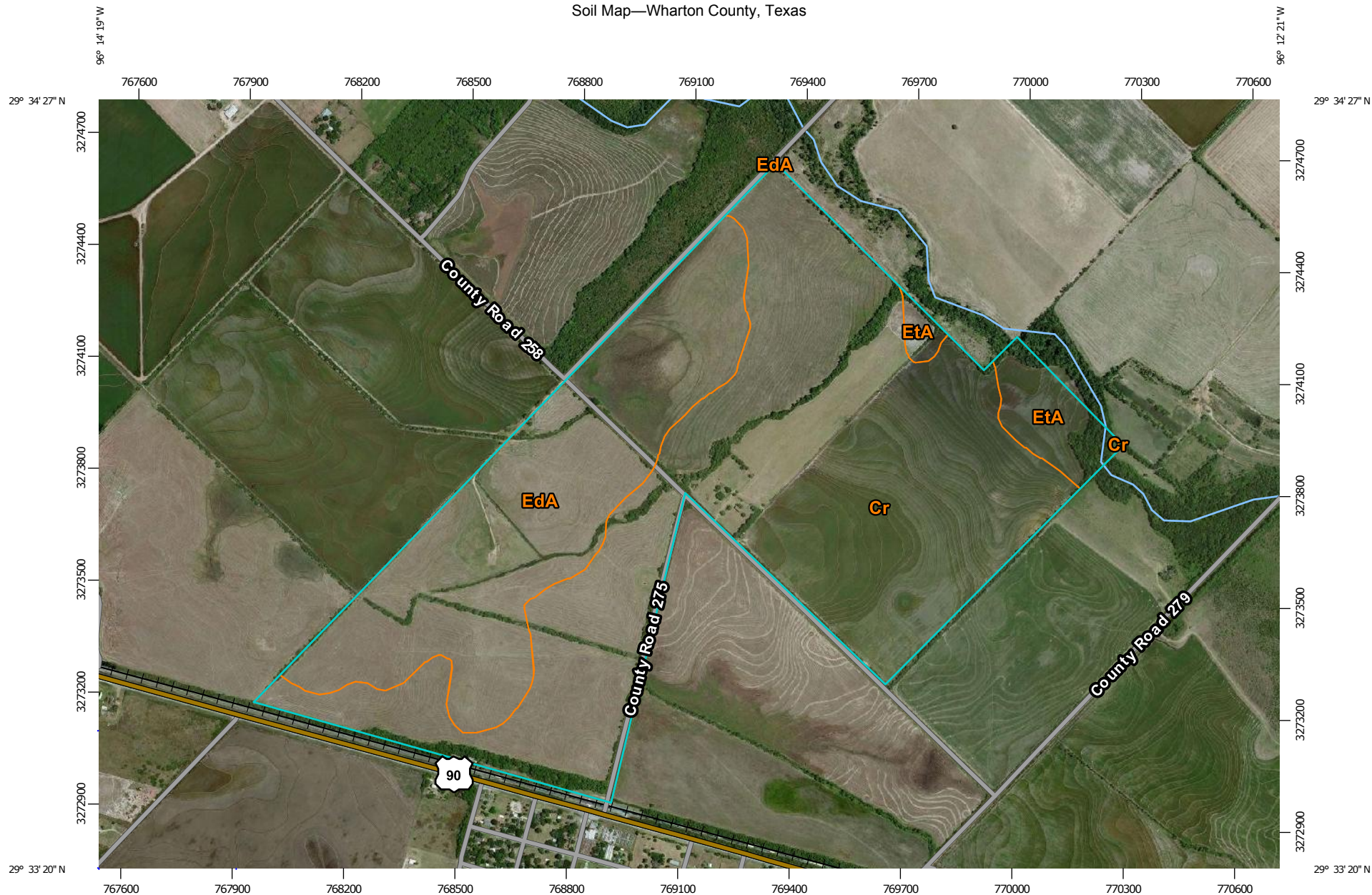
MAP NUMBER
48481C0075E
EFFECTIVE DATE
APRIL 5, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Soil Map—Wharton County, Texas



Map Scale: 1:14,500 if printed on A landscape (11" x 8.5") sheet.

0 200 400 800 1200 Meters

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/18/2014
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wharton County, Texas

Survey Area Data: Version 8, Dec 18, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 27, 2011—May 14, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

Wharton County, Texas (TX481)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cr	Telferner fine sandy loam	264.1	63.0%
EdA	Edna fine sandy loam, 0 to 1 percent slopes	135.0	32.2%
EtA	Edna-Cieno complex, 0 to 1 percent slopes	20.3	4.8%
Totals for Area of Interest		419.4	100.0%

