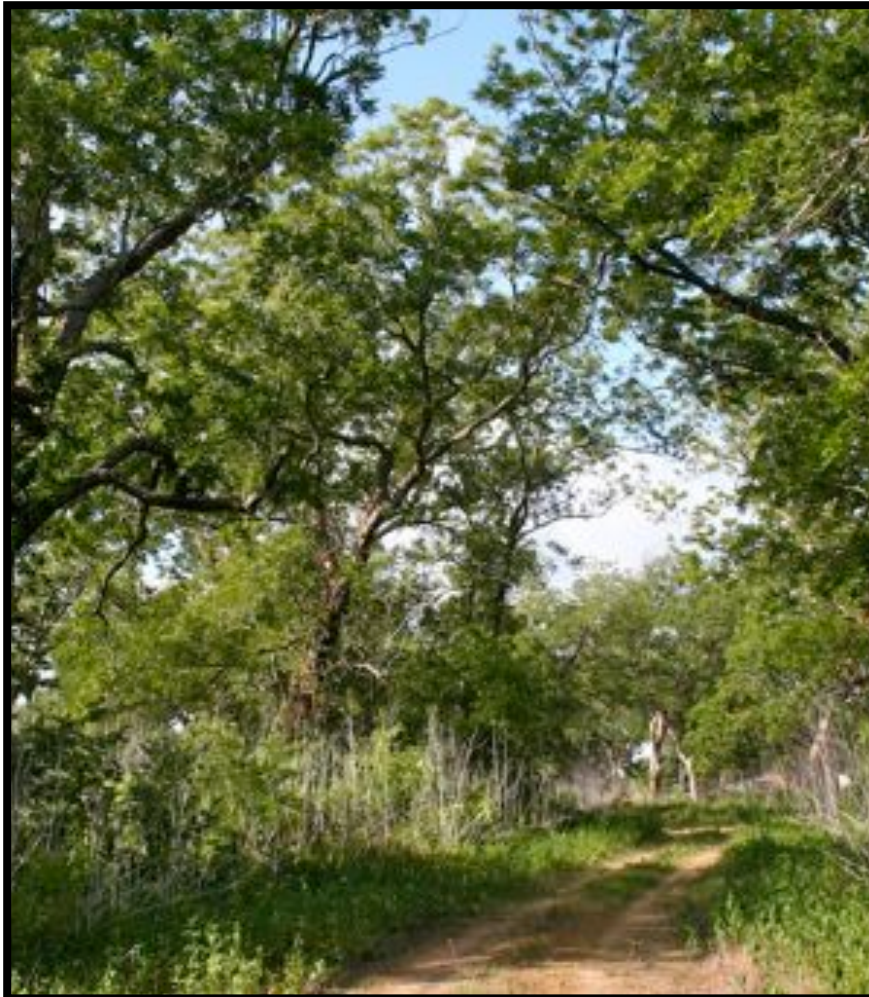




PEACH CREEK RANCH

210 Acres in Wharton County



Matt Mann, Broker

713.402.8827

Matt@LaGloriaLandCompany.com

www.LaGloriaLandCompany.com



LOCATION

This 210 acre ranch is located 65 miles Southwest of Downtown Houston, 11 miles Northwest of Wharton, and 14 miles South of Eagle Lake, in Wharton County, Texas. It has 0.4 miles of frontage on FM 102 and 0.2 miles of frontage on CR 257 just north of the town of Egypt, TX. The front gate is 10 miles from the FM 102 and Highway 59 intersection where there is a Buccee's and Wal-Mart.



VEGETATION

The ranch is heavily wooded and covered in hundreds of beautiful monster post oaks, pecan, elm, ash, sycamore, and mesquite trees. There are even a few cedars and cottonwoods.

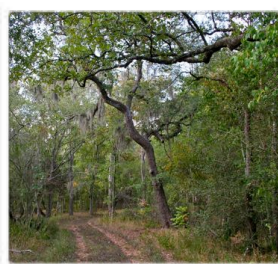
TERRAIN

The terrain is extremely diverse, ranging from creek bottoms and drainages to gently rolling hills. There is 0.75 miles of seasonal Peach Creek going through the middle of the property, providing excellent habitat for wildlife in the bottoms. The ranch primarily has sandy loam soils throughout, with darker clay-type soils in the lower areas.



HUNTING

This is a fantastic hunting ranch, with an abundance of whitetail deer and hogs. There are several small cleared areas that would make great food plots to bring in the doves.



WATER

The ranch has piped water from a neighbor's well. There is one water well with electricity run to it, but there is no pump in it. There is at least 1 other known water well that is capped. There is a small tank that is dry.



Matt Mann, Broker
713.402.8827

Matt@LaGloriaLandCompany.com
www.LaGloriaLandCompany.com



IMPROVEMENTS

The perimeter fencing is 5 strand barbed wire and is in good to excellent condition. The ranch has roads all over it, allowing access to all areas.



MINERALS

No minerals to convey. No producing oil or gas wells.

PRICE: \$3,200/acre. Owner financing available.

The information contained herein was supplied by sources believed to be accurate. Provider makes no representation as to the accuracy of the information contained herein and therefore assumes no liability for accuracy thereof. All terms and conditions are subject to change without notice. Property is subject to removal from marketplace without notice.



Matt Mann, Broker
713.402.8827
Matt@LaGloriaLandCompany.com
www.LaGloriaLandCompany.com



Matt Mann, Broker
713.402.8827
Matt@LaGloriaLandCompany.com
www.LaGloriaLandCompany.com



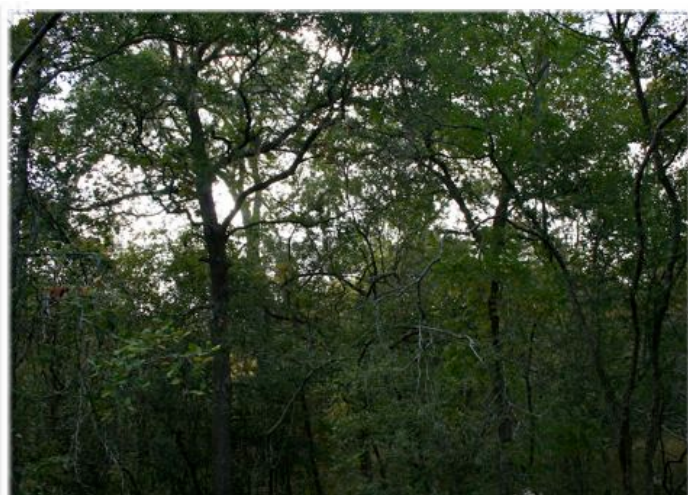
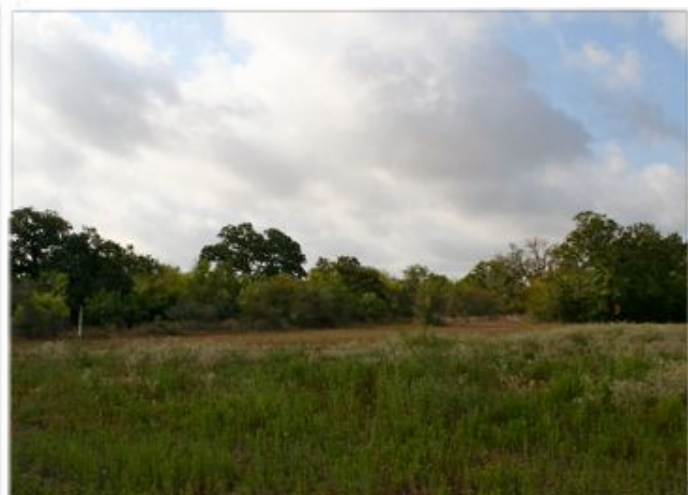
Matt Mann, Broker
713.402.8827
Matt@LaGloriaLandCompany.com
www.LaGloriaLandCompany.com

11 miles Northwest of Wharton and 14 miles South of Eagle Lake

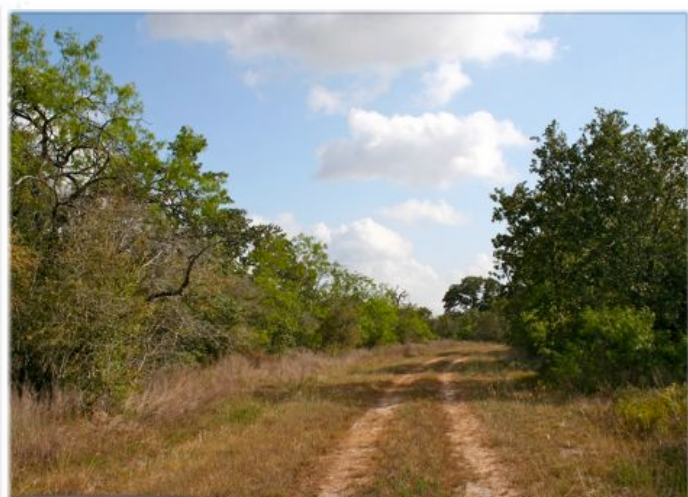
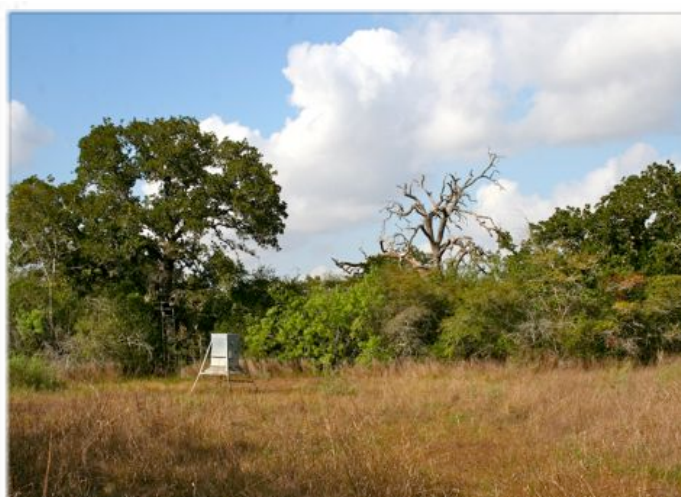
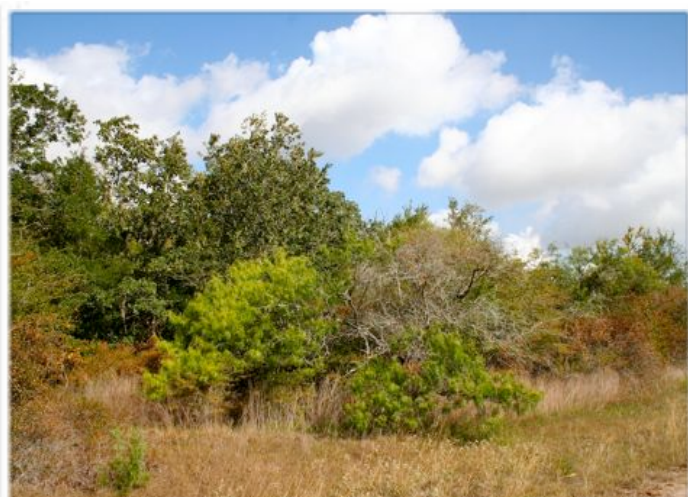
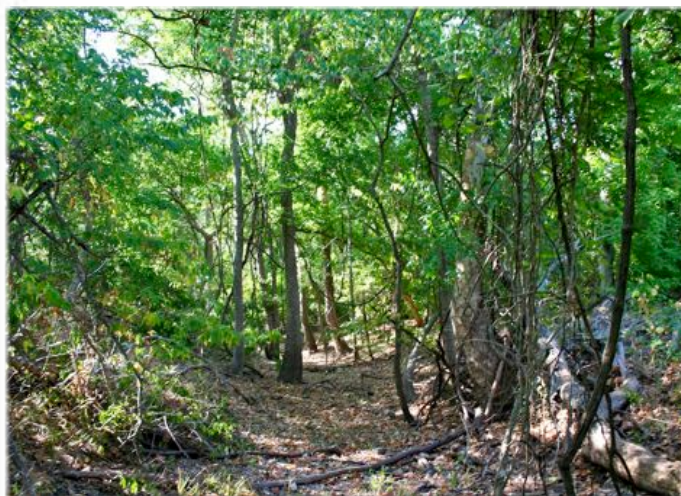


713.402.8827

www.LaGloriaLandCompany.com



Matt Mann, Broker
713.402.8827
Matt@LaGloriaLandCompany.com
www.LaGloriaLandCompany.com



Matt Mann, Broker
713.402.8827
Matt@LaGloriaLandCompany.com
www.LaGloriaLandCompany.com