

# C.E. Muegge Real Estate



**0000 Hwy 35, Bailey's Prairie, TX**  
**\$885,410: \$4,700/Acre**

This is a one of a kind recreational ranch with an easy commute to Houston. The centerpiece of this beautiful ranch is the 20 acre crescent shaped Collin's Lake which is surrounded by century old live oaks. If the lake does not offer enough fishing, there is a mile of Oyster Creek frontage that can provide winter trout fishing. Not only does this property offer recreational activities for the avid fisherman, deer and feral hogs roam the property for hunting. Great country homesite with development potential.

Area: Brazoria  
School District: Angleton  
Shape of Tract: Irregular  
Current Use: Grazing, recreational hunting & fishing  
Acreage: 188.385  
Taxes: 472.19  
Improvements: Metal barn, cattle pens, water well

Irrigation: None  
Drainage: Good  
Topography: Flat  
Soil Type: Lake Charles Clay, Asa silty loam, Pledger clay, Norwood silt  
Minerals: None  
Flood Zone: AE (out of 100 yr. flood plain)  
Property Roads: Gravel  
Road Frontage: Private

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