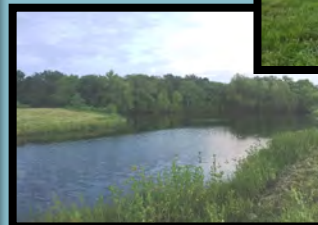




C.E. Muegge
Real Estate

3500 CR 342, Palacios

\$272,000



Approximately 1 to 1.5 hours from both Houston and Victoria, this 34.6 acre tract is a rare tract offering many recreational possibilities as well as seclusion. The body of the ranch is tucked away, bordered by other larger ranches creating a feel of a much larger property.

For the avid fisherman, this tract is located less than 10 min. from coastal fishing w/ a 1.5 acre pond and almost 2,000' of frontage on Cash's Creek.

As a hunter's dream, this property offers deer, hogs, bobcat, dove, quail and ducks for a variety of wild game hunts.

For the avid horseman, enjoy the numerous country roads for lots of trail riding! Horses will love the bahiagrass already found on the property.

Electric, well, and septic in place and ready for construction of primary residence or weekend barndominium. Existing roads onsite and a new 4,000 SF barn to store all of your toys or for your livestock.

It is very rare to find a property with this many recreational possibilities. For more details, please call Eric Muegge at (979) 533-5252!

Directions: From Houston, Hwy 59S to El Campo, exit Hwy 71 and turn left towards Palacios. Turn right on Hwy. 35 for app. 6 miles and turn left on Laslie Rd. Property will be on left. From Victoria, Hwy 59N to TX111 and turn right. Turn right on Hwy 71 towards Palacios. Turn right on Hwy. 35 for app. 6 miles and turn left on Laslie Rd. Property will be on left.

Acres:	34.6
Current Use:	Pasture, hunting
Shape:	Irregular
Improvements:	2,400' of primary electric (AEP) with meter pole, 345' water well, 550 gal. aerobic septic system
Minerals:	None
Property Roads:	Gravel and soil
Road Frontage:	CR 342
Flood Zone:	Zone C
Topography:	Generally flat
Drainage:	Excellent
School District:	Tidehaven ISD
Soil Type	Loamy clay, typically well drained
Taxes:	\$2360.09 (2016)

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