



CHARLES "ERIC" MUEGGE

DIRECT (979) 533-5252

BROKER@CEMUEGGE.COM

WWW.CEMUEGGE.COM

CR 260 IN LISSIE, TEXAS
852.677 ACRE IRRIGATED RICE FARM
WHARTON COUNTY
\$2,999,999.00



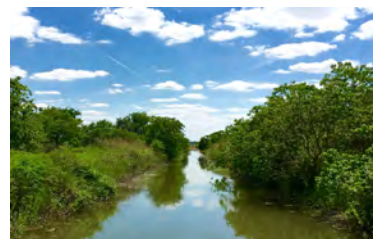
Office: (979) 532-5252 | Fax: (979) 532-5255

213 N. Richmond Road | Wharton, Texas 77488

C.E. MUEGGE REAL ESTATE



Acres: 852.677
Current use: Rice farming, pasture, hunting
Rice: 241 acre rice base; 9000 lb. yields
Irrigation: LCRA and Irrigation Well
Road Frontage: 5280' CR 279, 5245' CR 264
Flood Zone: Approximately 30% in flood plane
Shape: Irregular
Drainage: Excellent
Minerals: None
Taxes: \$5313.07 (2016)
County: Wharton County, Texas
Topography: Generally flat
Soil Type: Numerous soil types, but generally sandy loam
Improvements: New irrigation well (3000gpm), 2015 pump & motor, gearhead



GENERAL INFORMATION: THE ULTIMATE IRRIGATED RICE FARM ABOUT 50 MINUTES WEST OF HOUSTON, TEXAS JUST OFF FM 1093 (WESTHEIMER ROAD.) WELL MAINTAINED WITH A NEW 3000 GPM IRRIGATION WELL INCLUDING PUMP MOTOR AND GEARHEAD. ALSO GREAT FOR WATERFOWL HUNTING ALONG WITH WILD HOGS AND DEER CAN ALSO BE ENJOYED. GOOD CATTLE RANCH WITH NATIVE PASTURE, AS WELL AS 100 ACRES OF JIGGS BERMUDA.

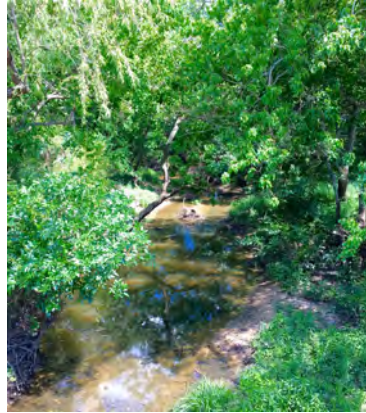
LEASES: ANNUAL CASH RENT LEASE INCOME

DIRECTIONS FROM HOUSTON: HEAD OUT OF HOUSTON WEST ON FM 1093 (WESTHEIMER) CONTINUING THRU FULSHEAR & WALLIS REMAINING ON 1093, TURN LEFT ON CR 260 AT LISSIE RICE DRYERS AND PROPERTY LINE BEGINS AT INTERSECTION OF CR 279 & CR 262.

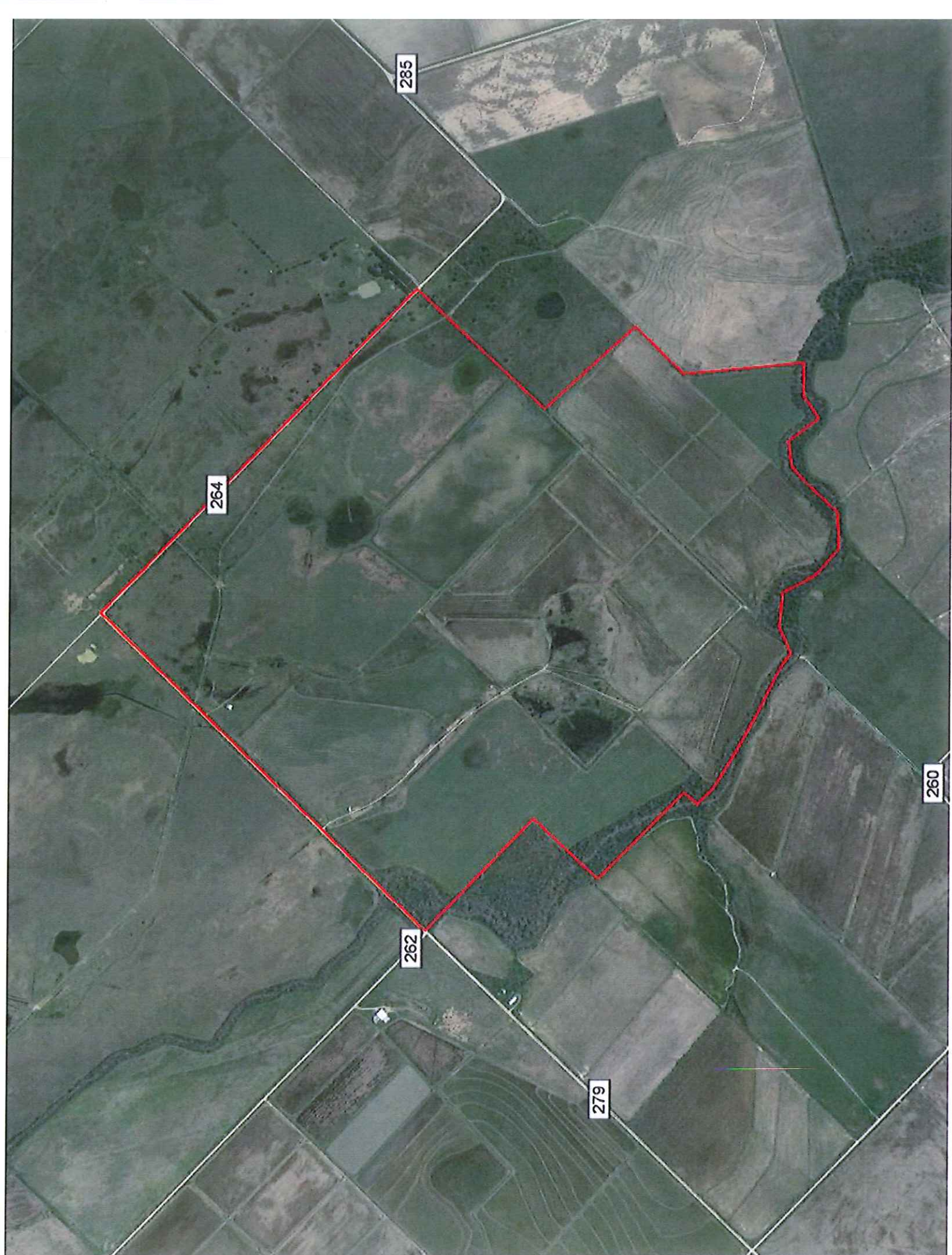
DIRECTIONS FROM ROSENBERG: HWY 90 PAST EAST BERNARD TO LISSIE, RIGHT ON CR 279 APPROX. 3.25 MI. PROPERTY LINE BEGINS ON RIGHT INTERSECTION OF CR 279 & CR 262.

The information provided on and with this brochure is provided as a service for our clients. We make all reasonable efforts to ensure that the information is accurate, but cannot guarantee the accuracy, reliability or completeness of the information and may not be held liable for any losses caused by any person's reliance on such information.

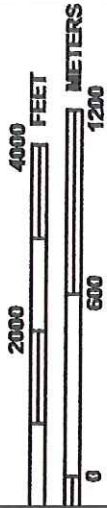
MARGARET LEE 2017



Margaret Lee 2017



MAP SCALE 1" = 2000'



Wharton County
Unincorporated Areas
480652

ZONE A

Middle Bernard Creek

ZONE A

Middle Bernard Creek

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:

COMMUNITY	NUMBER	PANEL	SUFFIX
WHARTON COUNTY	480652	0075	E

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.



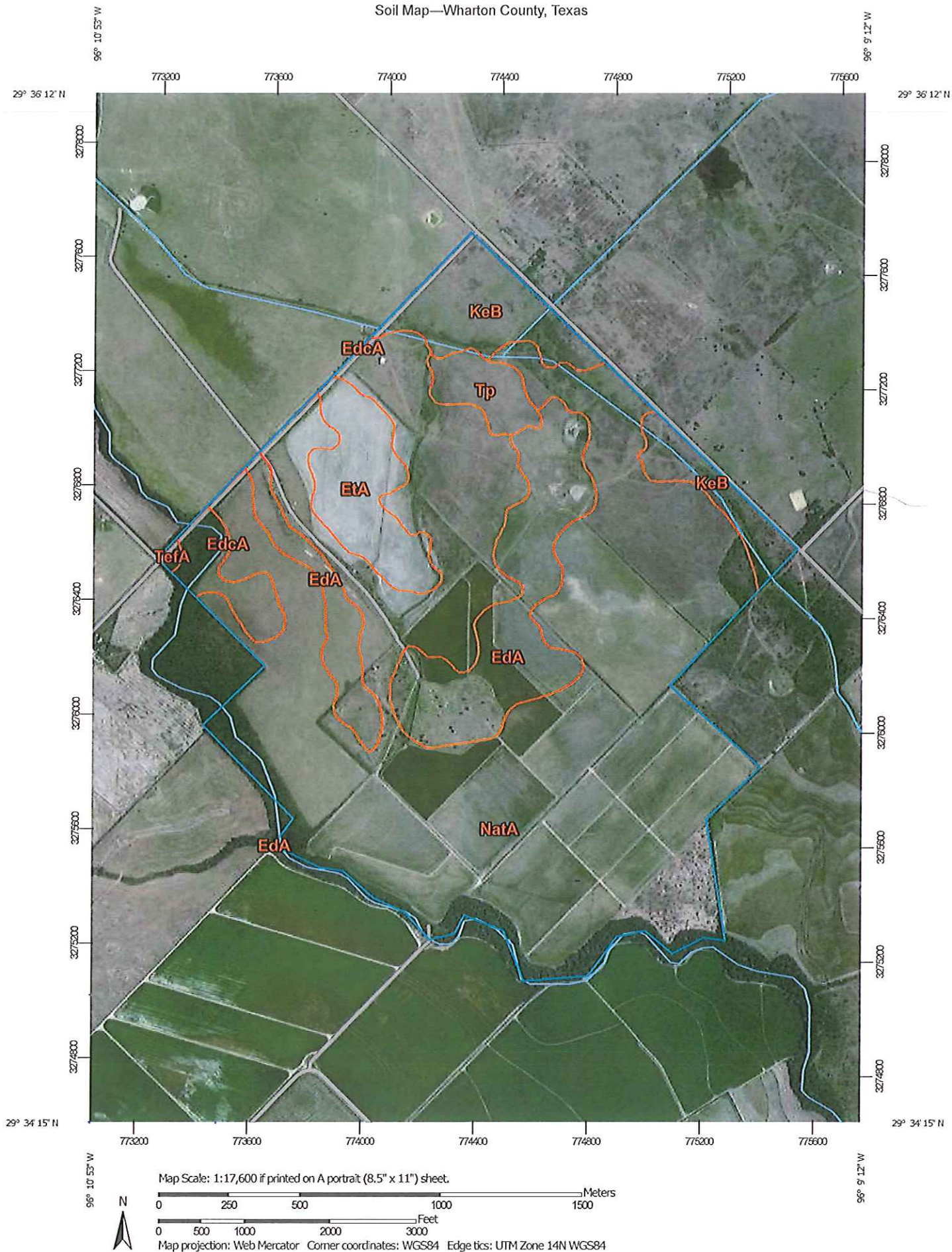
MAP NUMBER
48481C0075E

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 LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

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:

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 11, Sep 21, 2016

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
EdA	Edna loam, 0 to 1 percent slopes	110.9	12.8%
EdcA	Edco fine sandy loam, 0 to 1 percent slopes	19.4	2.2%
EtA	Edna-Cieno complex, 0 to 1 percent slopes, frequently ponded	44.8	5.2%
KeB	Kuy sand, 0 to 5 percent slopes	64.0	7.4%
NatA	Nada-Telf complex, 0 to 1 percent slopes	605.6	70.1%
TefA	Telf fine sandy loam, 0 to 1 percent slopes	1.4	0.2%
Tp	Cieno soils, ponded	17.8	2.1%
Totals for Area of Interest		864.0	100.0%