



C.E. Muegge
Real Estate

CR 209, East Bernard, TX
369.24 acres \$4600/ac



DESCRIPTION: Great investment tract with immediate development potential! Property is located in the much sought after East Bernard school district. Tons of private road frontage and lots of recreational opportunities. Seasonal creek frontage with duck, dove, deer and hog hunting opportunities!

DIRECTIONS: From the intersection of Hwy 90 and Hwy 60 in East Bernard, head south on Hwy 60 to CR 204 and veer right. At the fork, continue to your right and stay on CR 204 to CR 207 and turn left. At CR 211 turn right. At CR 209, turn right and travel app. 2 miles to property on right.

Acres:	369.24 acs
Current Use:	Farming, Recreational
Shape:	L shaped
Improvements:	None
Property Roads:	App. 7000' of excellent gravel road that bisects the property
Road Frontage:	App. 1470; CR 209
Flood Zone:	App 50% in Zone A
Topography:	Flat
Drainage:	Excellent
School District:	EBISD
Minerals:	50%
Taxes:	\$3799.26 (2017)
Soil Type:	Blackland to mixed blackland; sandy loam along creek
Base:	Cotton 111.7 acs.; Grain 153.4 acs.

C.E. MUEGGE REAL ESTATE

213 N. RICHMOND RD.
WHARTON, TX 77488
OFFICE: (979) 532-5252
FAX: (979) 532-5255

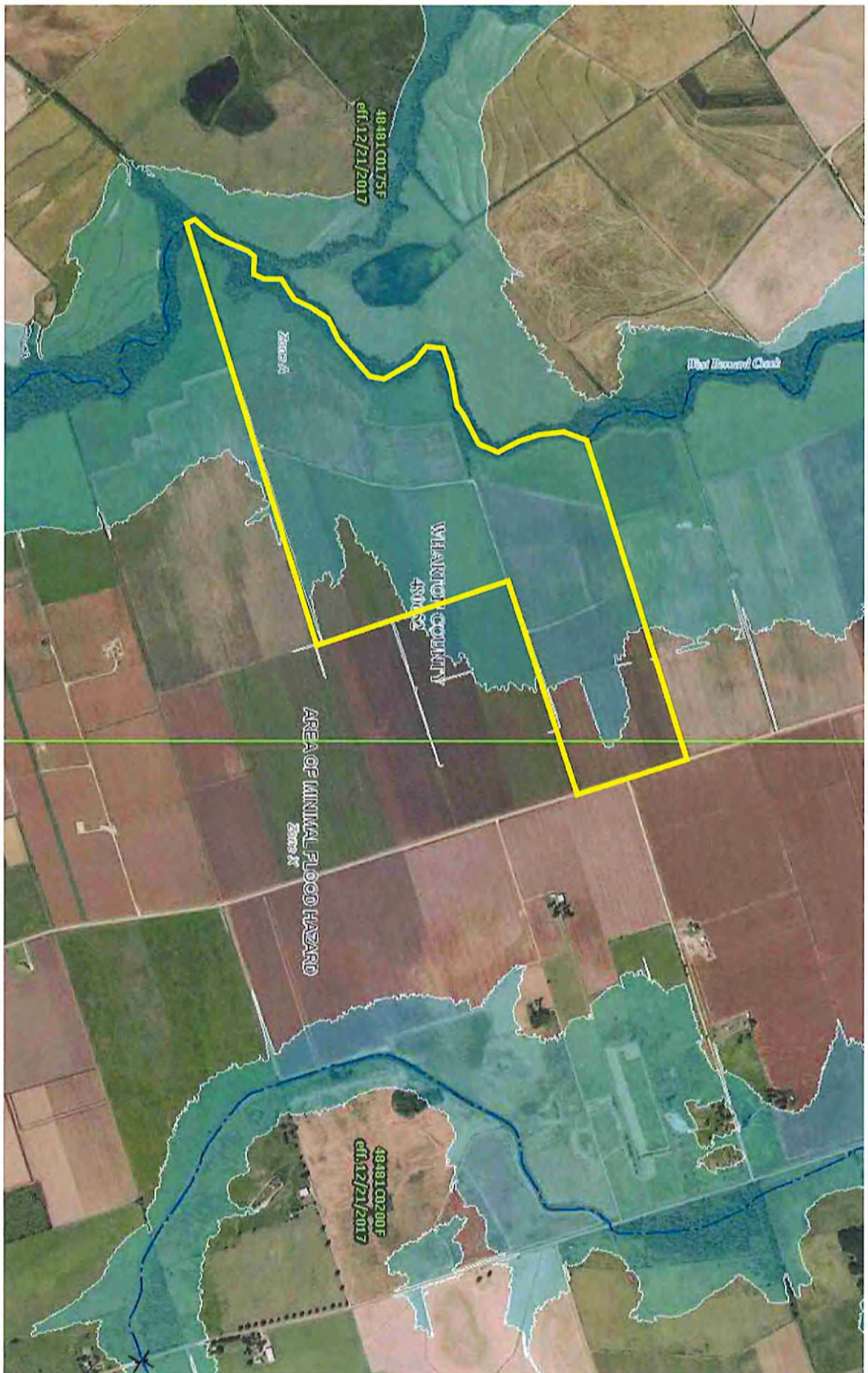


Charles "Eric" Muegge
cell: (979) 533-5252
email: broker@cemuegge.com

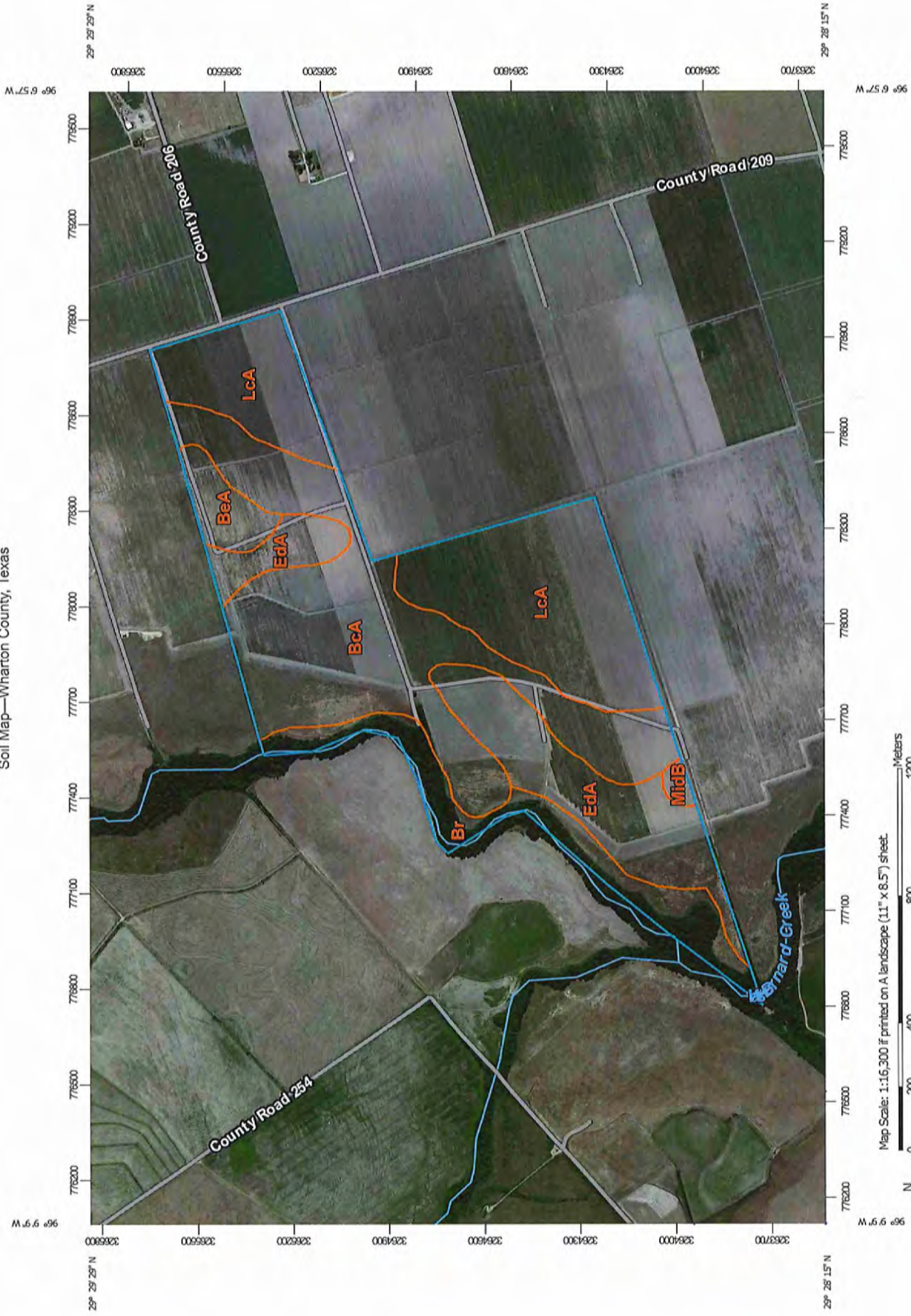
The information provided on and with this brochure is provided as a service to our clients. We make all reasonable efforts to ensure that the information is accurate, but cannot guarantee the accuracy, reliability, or completeness of the information and may not be held liable for any losses caused by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





























Soil Map—Wharton County, Texas



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
 Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
 Special Point Features	 Water Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Ralls
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 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 13, Nov 8, 2017

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BcA	Dacosta sandy clay loam, 0 to 1 percent slopes	139.4	36.6%
BeA	Bernard-Edna complex, 0 to 1 percent slopes	13.3	3.5%
Br	Zalco and Navaca soils, 0 to 1 percent slopes, frequently flooded	41.5	10.9%
EdA	Edna loam, 0 to 1 percent slopes	89.0	18.1%
LcA	Lake Charles clay, 0 to 1 percent slopes	115.2	30.2%
MidB	Midfield loam, 0 to 2 percent slopes	2.5	0.6%
Totals for Area of Interest		380.8	100.0%