

Presenting
2087 & 2089 CR 106,
Columbus, TX 78934

THIS IS FINALLY THE ONE YOU HAVE BEEN WAITING FOR!!
205.23 Prime Acres of Land Located in the Highly
Sought-After CR 106 area of Colorado County. Perfect for
Full-Time or Recreational Bliss! This Very Versatile Property
Boasts 2 Camp Houses, Several Outbuildings, 3 Ponds and
Some of the Most Gorgeous Live Oaks Trees Ever.

One Camp House, for YOU and YOUR Family to Enjoy Sits
Towards the Back Third of the Property Providing the
Ultimate Privacy you have Been Looking For. It Offers 2
bedrooms PLUS two Bunk Bed Rooms & Great Amenities
Including 2 Flood Lit Tennis Courts, In-Ground Swimming
Pool, 3 Fishing Ponds, Crasco Creek and Several Outbuildings
to Store the Farm Equipment, 4 x 4's and such Like. What
Year Round Recreational Bliss YOU will have Here at your
Very Own Private Retreat in the Country Protected by an
Alarm System.

The Other Camp House is perfect for Parents, Ranch Hand, or
for Rental Income and is Located towards the
Front of the Tract.

This Ranch has an Agricultural Exemption in Place (Cows),
Perimeter Fencing, Good Roads within the Property, +/- \$3643
in Taxes for 2018 and is Now Sitting Here Waiting Patiently
for a New Owner to give a TLC back to the Property.

READ ON FOR MORE DETAILED INFO.

2089 CR 106

This is the main home and located towards the rear third of the tract. It offers great privacy and amenities for the weekenders or full time living.

*1908 Sq. Ft. of Living Area
Built 1969 - Composition Roof
Nice Spacious Living Room with lots of Windows
Sun Room with lots of Windows
Brick Wood Burning Fireplace
Tile Flooring
Galley Kitchen
Dining Area
2 Full Bedrooms PLUS
2 Bunk Bed Rooms
2 Bathrooms, one with tub/shower & one shower only
Recent A/C and Water Heater
Additional Window AC Units in Some Areas
Motion Censored Alarm System
2 Car Attached Garage
Carport
Electric Entry Gates
Additional Outbuilding with Porch (Studio)
Pool House/Game Room with $\frac{3}{4}$ Bathroom & Kitchenette
Screened In - In- Ground Swimming Pool
Flood Lights @ 2 Tennis Courts
Large Barn - 2242 Sq. Ft.
Board Fencing Around Main Home
3 Ponds - Fishing Pier - Catfish and Bass
Crasco Creek*

2087 CR 106

This, the smaller of the two Camp Houses, offers 1198 sq. ft. of living space, built in 1969 and would make the perfect Ranch-hand home, camp house for your guests, or rental income property. This one is presently leased through August 31st, 2019 (Lease can be terminated with 30 days' notice)

*3 Bedrooms - One Bath
Fireplace
Nice Kitchen Area
Several Outbuildings
2 car Attached Carport
Water Well - Water Softener
Window AC Units - Fully Fenced Yard*

Land

205 Acres of Prime Secluded Recreational/Hunting Land offering a Fantastic Mix of Dense Woods, Soft Woods and Open Areas. Lots of Wildlife call this tract Home!!

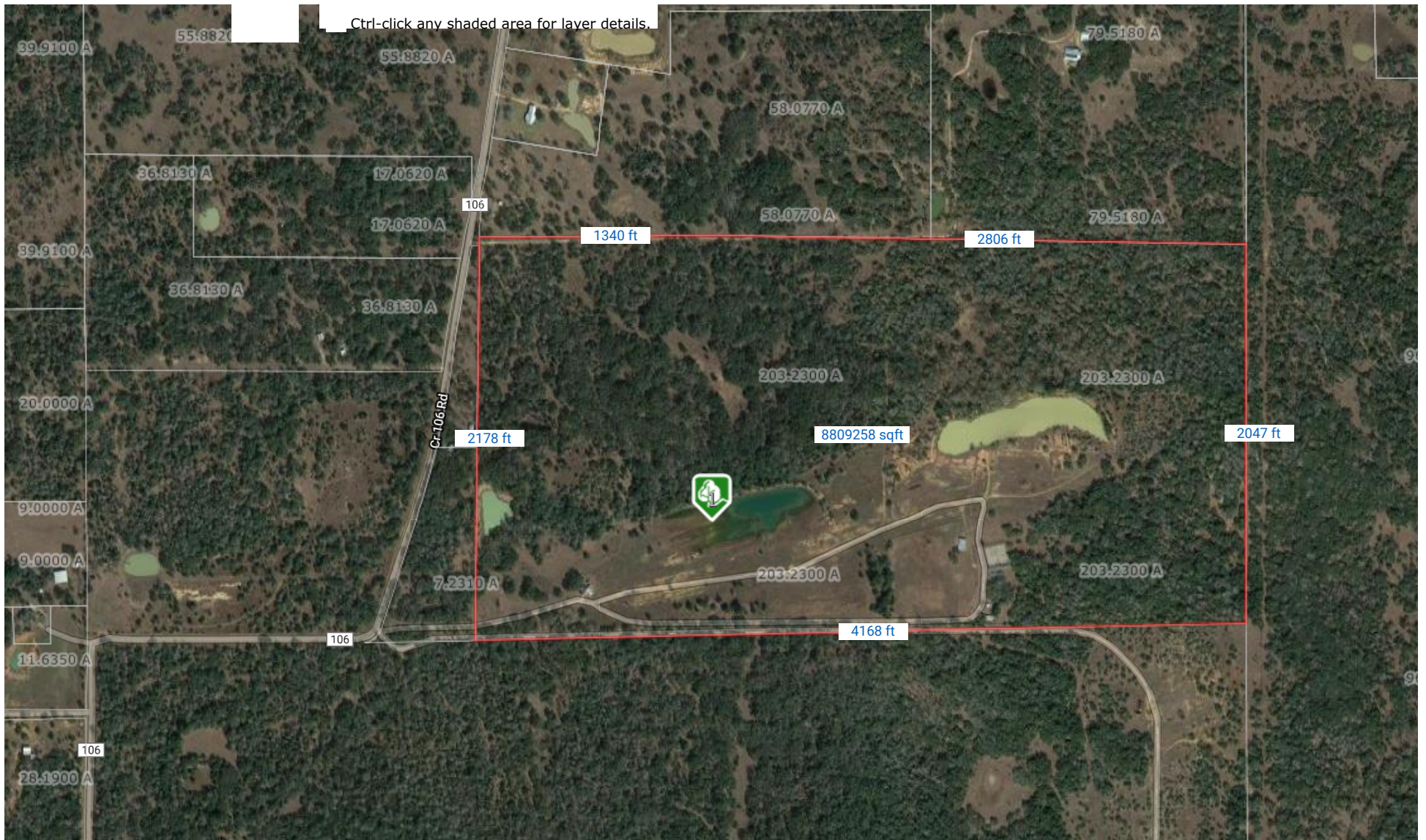
*What a perfect set up here! Don't let this one slip away.
Call me to schedule your Private Viewing today!!*

Professionally Marketed by

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Parcel Disclaimer

Ruler

Legend

Google

National Flood Hazard Layer FIRMette



29°35'14.35"N



USGS The National Map: Orthoimagery. Data refreshed October, 2017.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

29°34'43.06"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



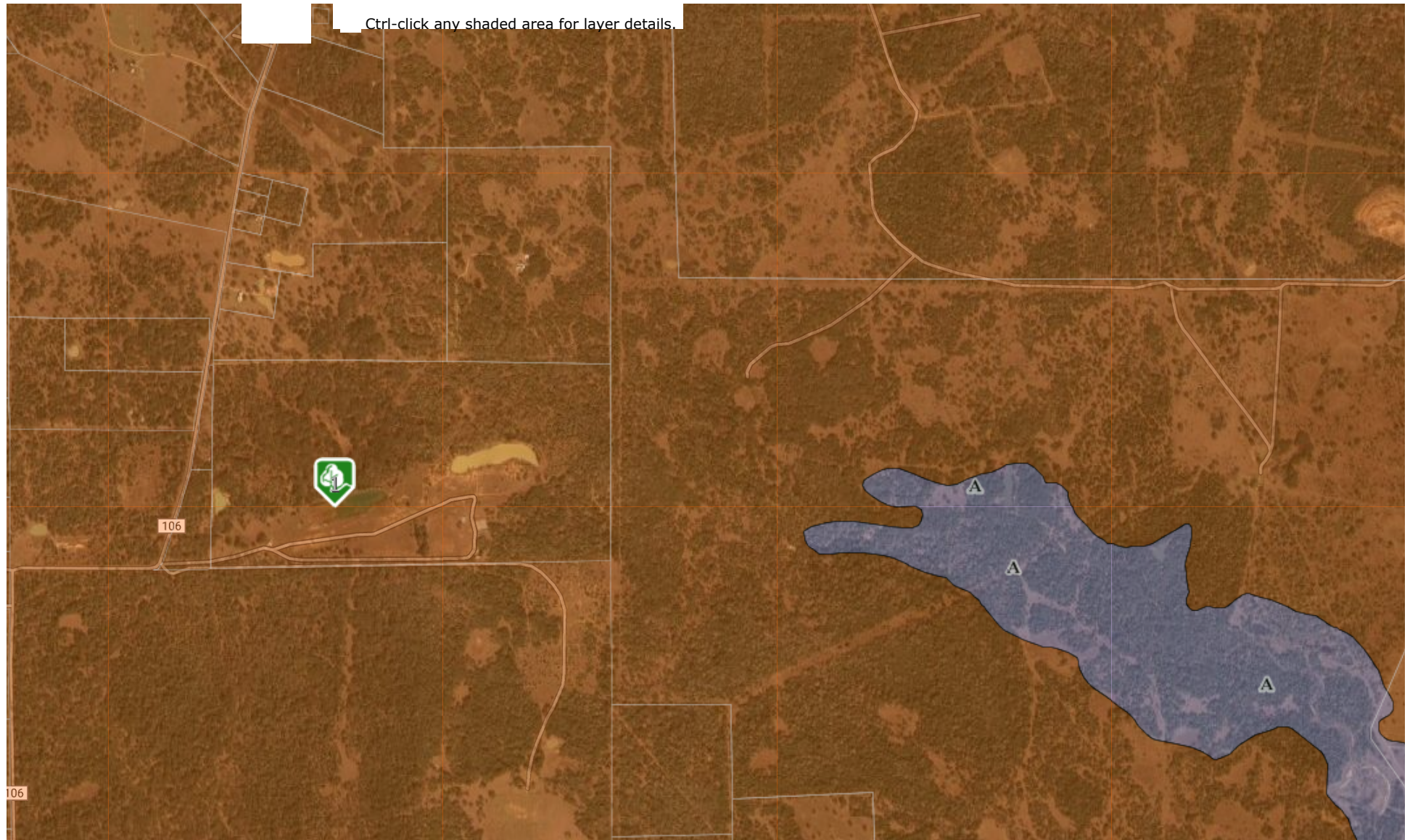
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/2/2019 at 5:39:14 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

96°35'56.45"W

Ctrl-click any shaded area for layer details.



Coastal 100-Year Floodway

Coastal 100-year Floodplain

100-year Floodway

100-year Floodplain

Undetermined

Unknown or Area Not Included

500-year Floodplain incl. levee protected area

Out of Special Flood Hazard Area

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