



Navidad River Ranch

TBD CR 125, Hallettsville, TX 77964

101.65 Acres

\$587,400



HUNTING | RIVER FRONTAGE | CABIN | HUGE LIVE OAKS

This end-of-the-road, secluded 101-acre hunting and fishing property has the essentials for a weekend getaway already in place. Centuries-old live oaks, elms, and pecans surround the improved pasture and cabin, with the Navidad River running along the western boundary. Spend the days exploring, riding, hunting, or fishing, and retire in the evening to the cozy cabin for dinner while enjoying the peaceful solitude.

The 101.65 unrestricted acres have been selectively cleared of underbrush to promote the Bermuda grass pasture and desirable trees. Centuries-old live oaks draped in Spanish moss line the drive onto the property, along with mature elms and pecans. One third of the land is improved open pasture, perfect for grazing cattle or horses. Various areas of underbrush remain to provide food and cover for wildlife. Large pecan and willow trees line the river frontage. An internal road leads to the cabin, pasture, and near the river. The property is fenced on the southern and eastern boundaries. Approximately 1,600 feet of the Navidad River runs along the western boundary, where large bass and catfish inhabit several deep pools. The water level frequently rises above the banks with heavy rain. The entire property is within the 100-year floodplain, however, the sellers say the cabin has never flooded, even during the record rainfall from Hurricane Harvey.

A water well services the cabin. The 392 sq. ft. one-room cabin in the center of the property features a central wood-burning stove for heat, window unit for cooling, kitchen with electric stove and refrigerator, sleeping area, and covered porch. There is no bathroom or septic system, but electricity and a water well are in place. Water levels from Hurricane Harvey rose to the bottom of the cabin, but did not get inside. All furniture and accessories in the cabin are negotiable. Two storage buildings are located near the cabin.

The property is currently qualified under the Agricultural tax valuation.

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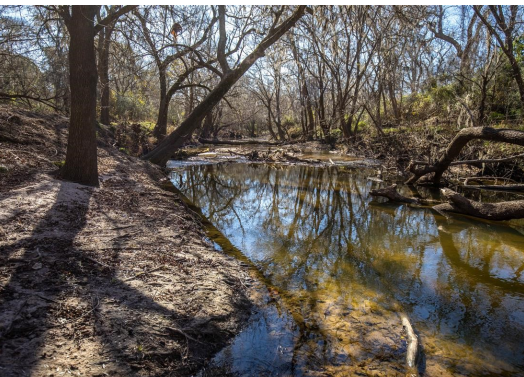


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WATER

River Frontage

Water Well

TREES

Mature Live Oak

Pecan

Elm

Willow

WILDLIFE

Whitetail Deer, Tur-
key, Feral Hogs, Bass,
Catfish

UTILITIES

Well on Property | Electricity on Property | Septic Needed

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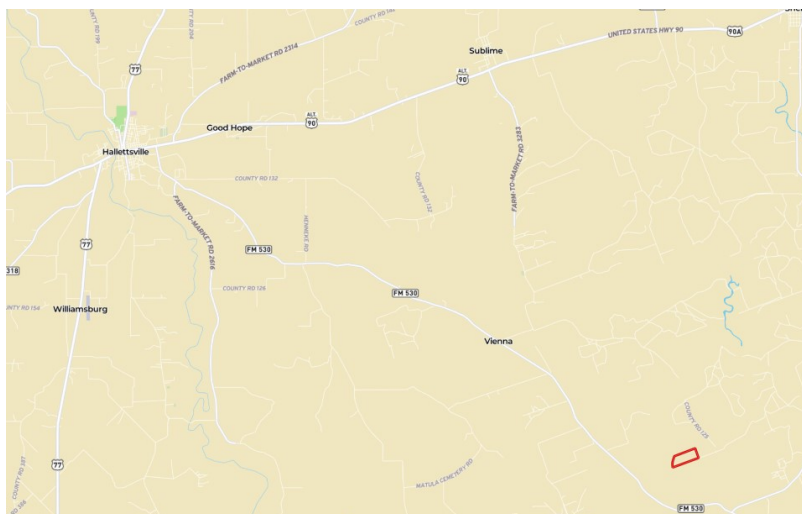


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LOCATION

Lavaca County

17 Miles to Hallettsville

58 Miles to Victoria

DIRECTIONS

From Hwy 90A in Hallettsville, head south on FM 530 towards Vienna. Take the first road after the "Lazy J", CR 124. Follow CR124 to the church, turning right on CR 125. Easement to the property is at the end of CR 125. Cross the cattle guard, follow easement to the right.

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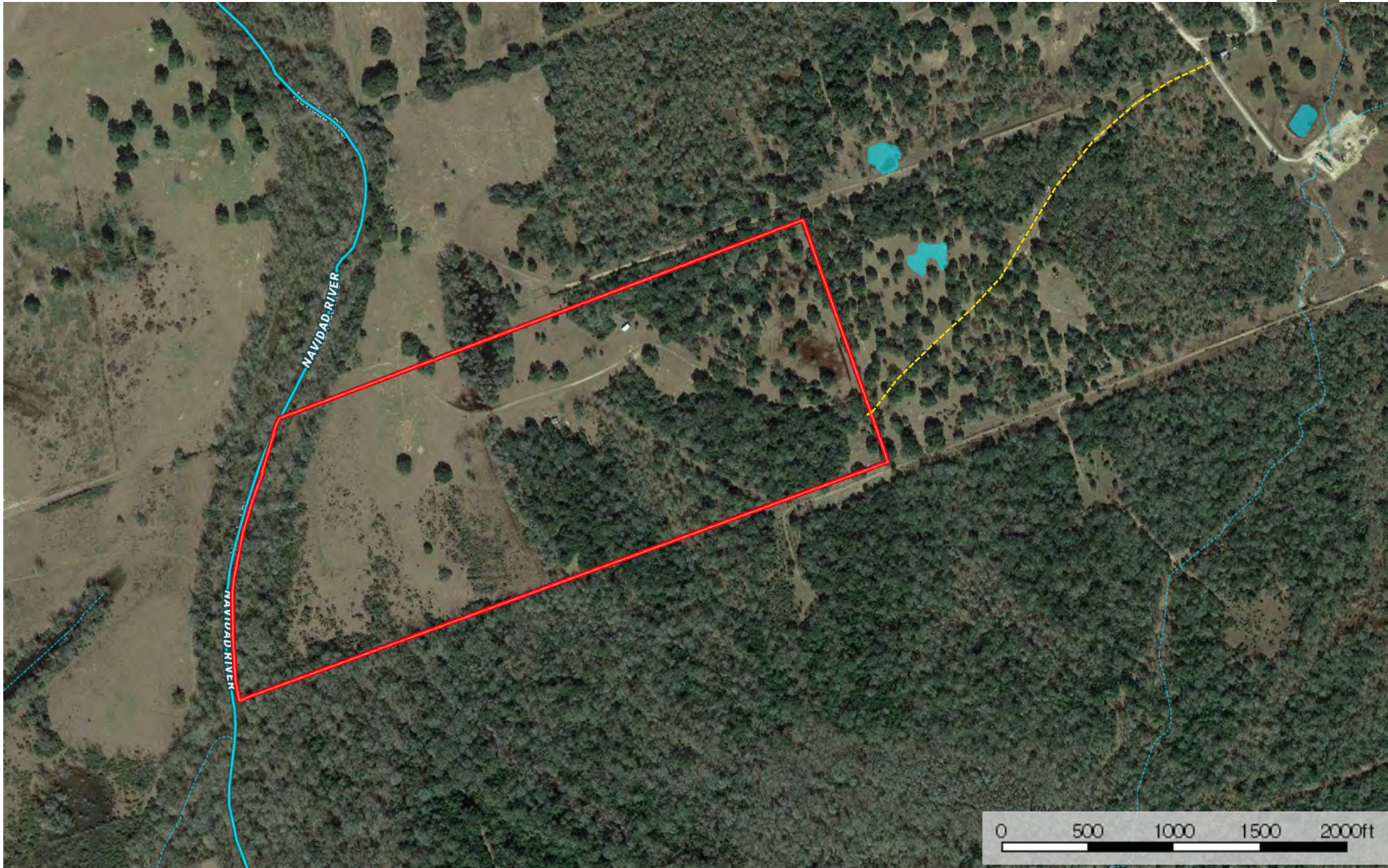


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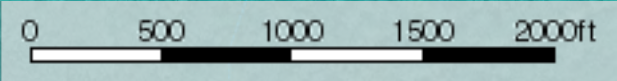
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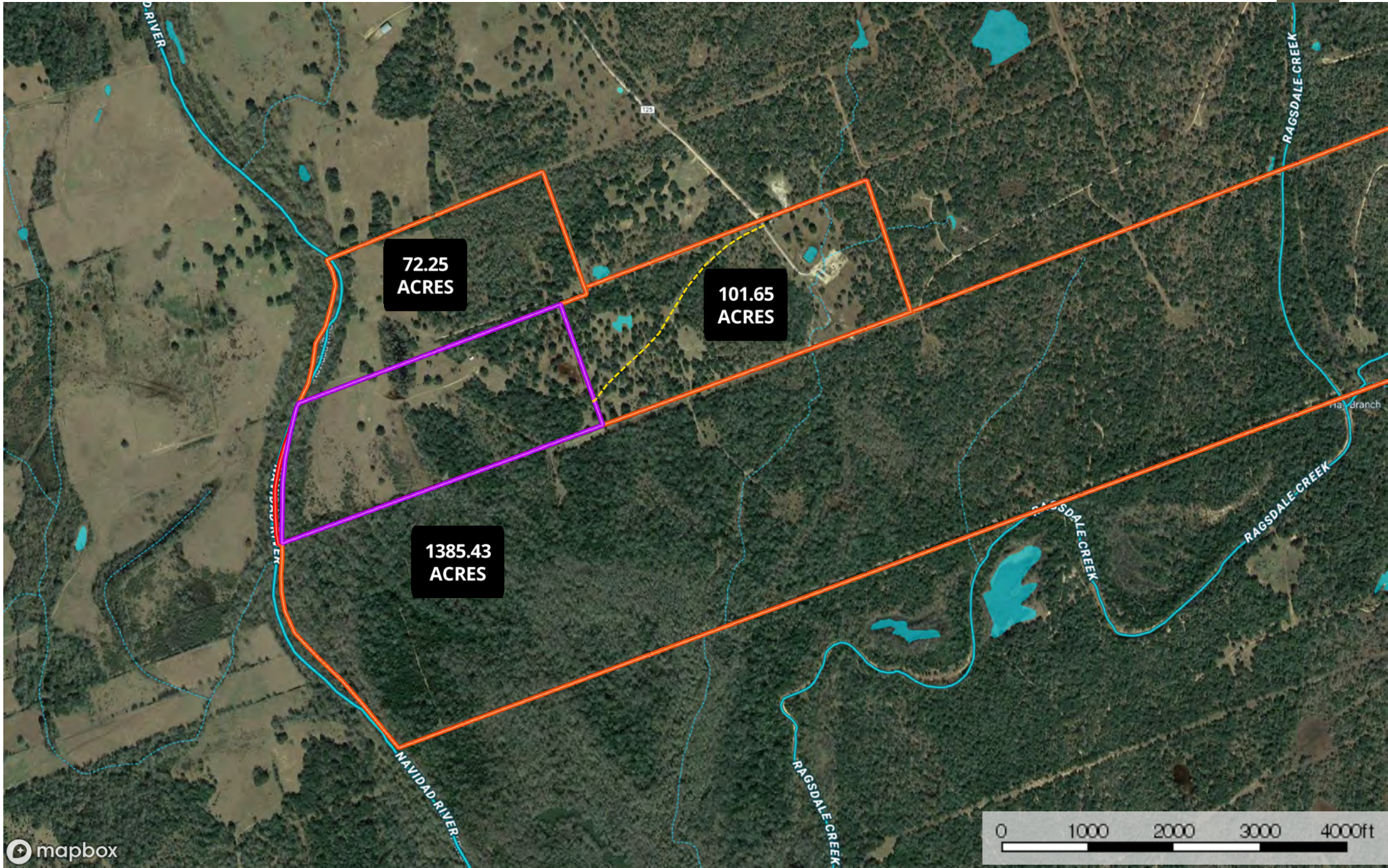
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--- Road / Trail □ Boundary -.-.- Stream, Intermittent — River/Creek Water Body

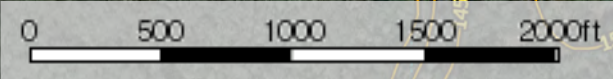
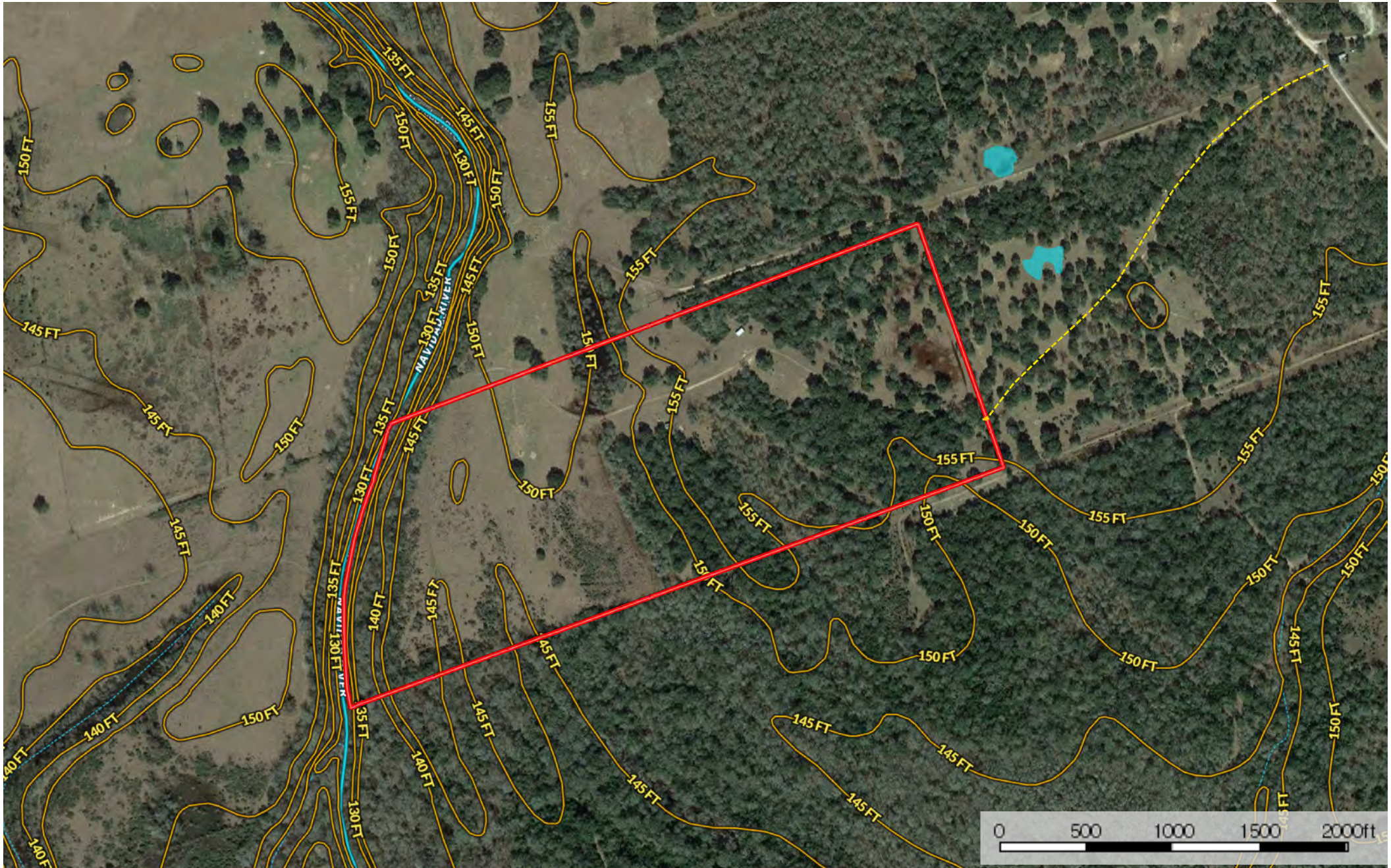


- Road / Trail
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



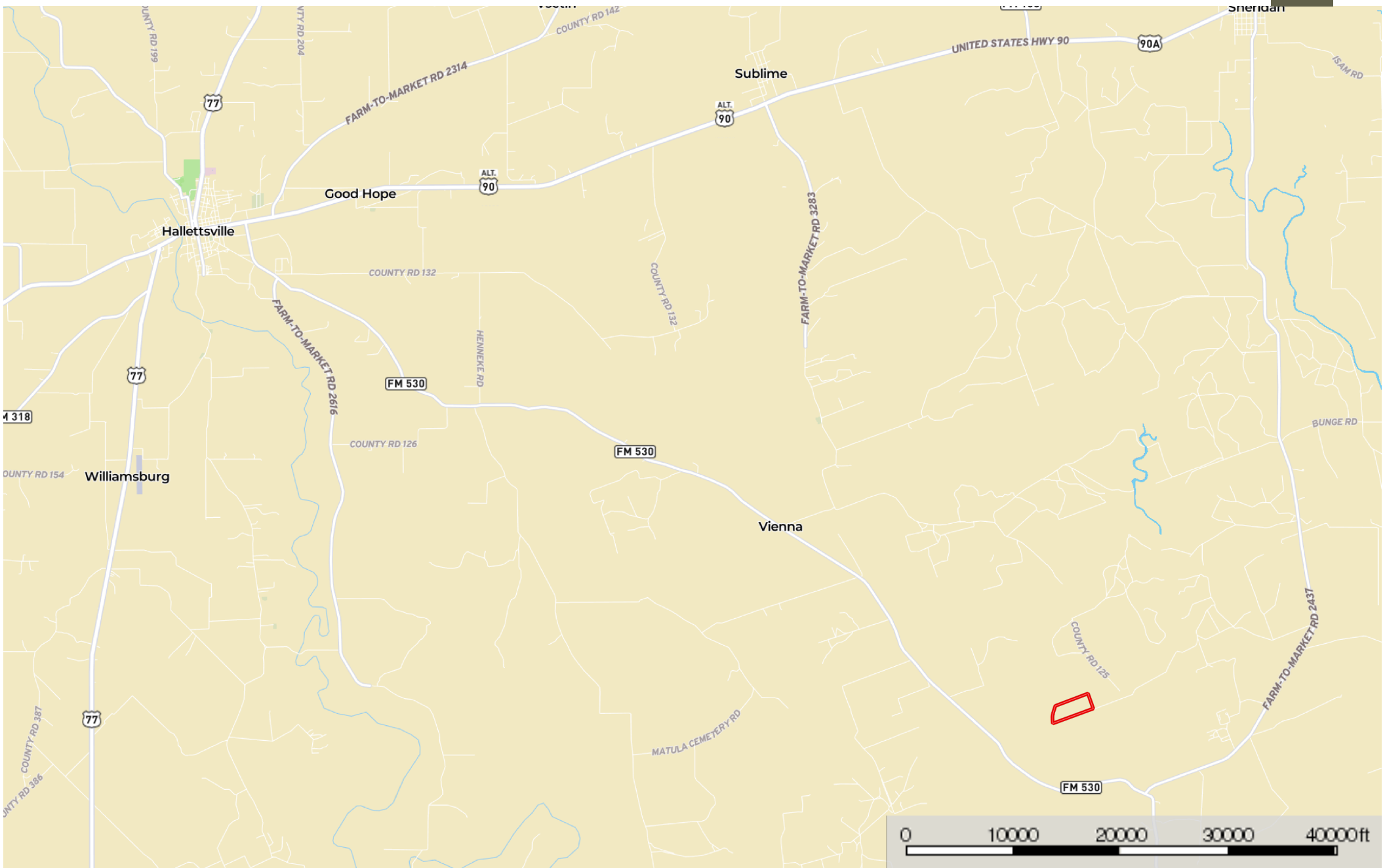
Topography

Lavaca County, Texas, 101.65 AC +/-



- Road / Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Location
Lavaca County, Texas, 101.65 AC +/-



Boundary

