



Harwood Farm

TBD CR 437, Gonzales, TX 78629

70 Acres

\$472,500



HUNTING | GRAZING | RECREATION | PARTIAL MINERALS

Fertile, raw land just off Interstate 10 in the transition zone of the Texas Post Oak Savanna and Blackland Prairie. Have a convenient hunting or cattle operation on 70 acres of lush grass and oak trees draped in Mustang grapevines, providing cover for the many deer and hogs in the area. 25% minerals included with a full price offer.

Grasses are native and improved, and trees include live oak, post oak, persimmon, mesquite, cedar, and elm. Mustang grapevine is prevalent throughout the wooded areas. The soil varies between sandy loam and gravel. No 100-year floodplain exists on the property.

Convenient yet secluded prime hunting property that has not been hunted in several years. Tons of hogs observed, along with whitetail deer and turkey. The occasional coyote and bobcat are sure to roam here at night.

There is no water well on the property. A good-sized pond and wet-weather creek provide natural water. All water rights convey. There is no electricity currently on the property although there are potential connection points on either side of the property. Water well and septic needed. A high voltage transmission line easement runs east-west across the property. A culvert across the easement aids the flow of the creek. The perimeter is fully fenced in good condition 4-strand barbed wire as well as electric fencing. Nearly half a mile of CR 437 runs along the western border.

The property is currently qualified under the Agricultural tax valuation.

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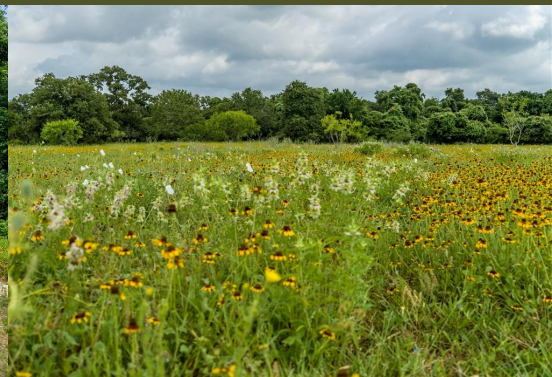
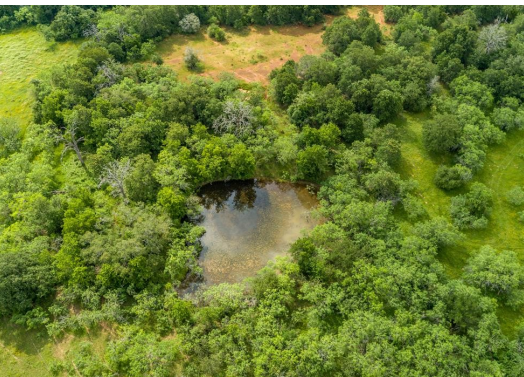


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WATER

1 Pond

Wet Weather Creek

Water Rights

TREES

Post Oak, Live Oak, Mesquite, Cedar, Elm, Persimmon

GRASSES

Native and Improved

WILDLIFE

Whitetail Deer, Turkey, Hogs, Quail, Dove

UTILITIES

Well Needed | Electricity Available | Septic Needed

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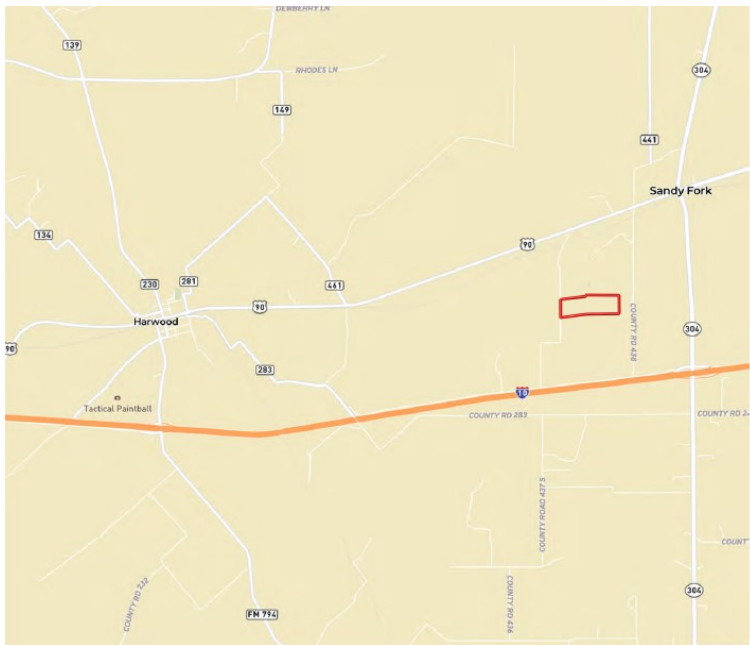


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LOCATION

Gonzalez County

5 miles to Harwood, TX

DIRECTIONS

From San Antonio, head east on I-10, exit Hwy 304, U-turn, stay on frontage road. In 1.5 miles turn right onto CR 437. In 0.6 miles the property beings at the bend on the right.

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