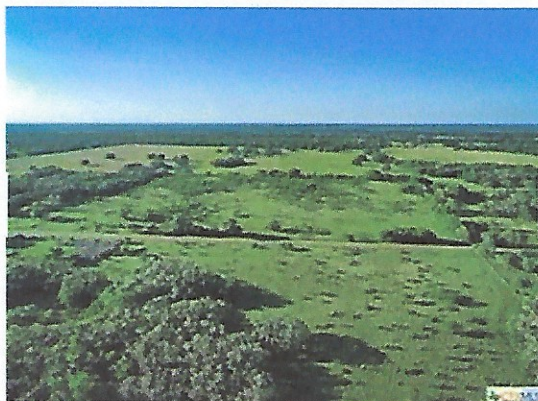



**Tina Jacob, BROKER/REALTOR**
**361-649-0892**
**5003-G JOHN STOCKBAUER DR - VICTORIA, TX**

**360 Property View**
**0000 Franke, Goliad, Texas 77963**
**MLS #: 363461**
**Listing**
**MLS#: 363461 (Active)**
**List Price: \$1,185,000**
**0000 Franke Goliad, TX 77963**

**Land Acreage**
**List Price: \$1,185,000**
**Orig Price: \$1,185,000**
**Price/SQFT:**
**Price/ACRE: \$3,950.00**
**County: Goliad**
**Elem. School:**
**High School:**
**Style:**
**#Stories: None**
**Buildings: None**
**Source SqFt: Appr Dist**
**Zoning: No**
**Suitable Use: Beef Cattle, Hunting, Recreational, Residential**
**Topo/Land Desc: Ag Exempt, Horse Property, Hunting Permitted, Partially Wooded, Ranch**
**First Right Refusal Option: N/A**
**Subdivision: Other**
**School District: Goliad ISD**
**Middle School:**
**Apx Acreage: 300.000**
**Year Built Src: Appr Dist**
**Schedule a Showing**
**Legal Description: B S & F O-8 ABS 306 AC 300.00 IMP**
**Property ID: 3502**
**Res Flooded: No**
**HOA: No**
**Lot Dimension: 300**
**Total Tax Rate: 1.8767**
**Geo ID: 1001-179153-306000**
**Manufactured Allowed: Yes In City Limits: No**
**HOA Mandatory: No HOA Nm:**
**Restricted: No**
**Waterfront: No**
**Size Category: 100+ ac**
**Lot/Block: 300/**
**ETJ: No**
**HOA Amt:**
**Agri Exempt: Yes**
Description
**30 X 40**
Apx SqFt
**Owner(s) Legal Name: Kurt Jacob**
**ByrAgComp: 3%**
**Earnest Money: 5000.00**
**Documents on File: None**
**Special: As Is**
**Proposed Terms: Cash, Conventional**
**Owner LREA: No**
**Sub Agt:**
**Also For Rent: No**
**Var Compensation: Yes**
**Owner Phone-if applicable:**
**Additional MLS#:**
**Possession: At Closing**
**How Shown/Occupancy: Appointment Only**
**Prospects Exempt: No**
**Foreclosure:**
**Short Sale: No**
**Construction/Ext: None**
**Water/Sewer: On-Site Sewer, Well**
**Other Utilities: On-Site Electric**
**Water Features/View: None, Other-See Remarks**
**Miscellaneous: None**
**Mineral Rights: No**
**Neighborhood Amenities: None**
**Access/Road Surface: County Road**
**Fencing: Barbed Wire**
**Public Remarks:**

**Great hunting and grazing property just minutes from downtown Goliad and Victoria. Total of 3 water wells and pond so plenty of water sources for the cattle and wildlife. Nice cement water trough up by the pipe cattle pens. Two additional water wells available just needs pumps. 200 amp electric Gravity Flo Septic: Home has been moved off property. Shed is approx. 30 X 40 Active cattle lease will terminate upon closing and funding. 250 acres mostly open with large mott of Live Oak Trees and the other 50 acres is mostly wooded. Open range cattle crossing through Franke Road (County Road) Wildlife is plentiful with white tail deer & hogs Meter facility and valve station in far North Corner of Property it is accessed about once a week.**

**Agent Only Remarks:**

**Seller gets paid yearly by two different oil companie to access there property (details provided upon contract) No current oil/gas leases. Agents must be present at all showings.**

**Directions:**
**Franke road is in Goliad County, can be accessed off of HWY 59 and FM 622 look for Realtor signs.**
**List Date: 11/12/2018**
**DOM: 585 CDOM: 585**
**Internet: Yes**
**Disp Addr: Yes**
**Allow AVM: No**
**Allow Cmts: No**
**Expiration Date: 12/31/2020**
**Off Market Date:**
**Pending Date:**
**IDX: Yes**