



Working Cattle Ranch

Acreage: 974 acres just South of Lissie, Tx. Lissie is located on HWY 90A, approximately halfway between East Bernard and Eagle Lake

List Price: \$ 4,500,000
\$ 4,620/acre

Water: LCRA canal on CR 271

TCEQ permit to pump 2,290 acre feet of water per year from Lone Gum Creek

1 domestic well that services cattle troughs and 2 houses

1 well, not in use has the casing but no pump

Wildlife: Property has an 8 acre duck pond, which is drained annually and is refilled from Lone Gum Creek for the waterfowl season. Located in an area rich in rice fields and other agricultural uses, this ranch has enjoyed a long history of excellent waterfowl hunting. Good healthy heard of white tail deer and other game.

Crop base: 322 acres of rice base but at this time does not qualify for a payment

Floodplain: Approximately 150 acres located on the edge of the property along Lone Gum Creek, in 100 year floodplain

Improvements: Good covered cattle pens

2 Barns

Good working set of cattle pens/chutes

New fencing on a majority of the property

2 homes, which one is occupied, other one needs remodeling but would make a great weekend house.

Taxed at an ag rate

Directions: From HWY 90 and CR 371 in Lissie, TX, travel approx. 1 mile south. Property will be on your left. Turn left on CR 246 to the improvements. By appointment only. Do not trespass.

****Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of John Petty Realtors.

Call John Petty for other information.

Cell: (979) 541-7929

