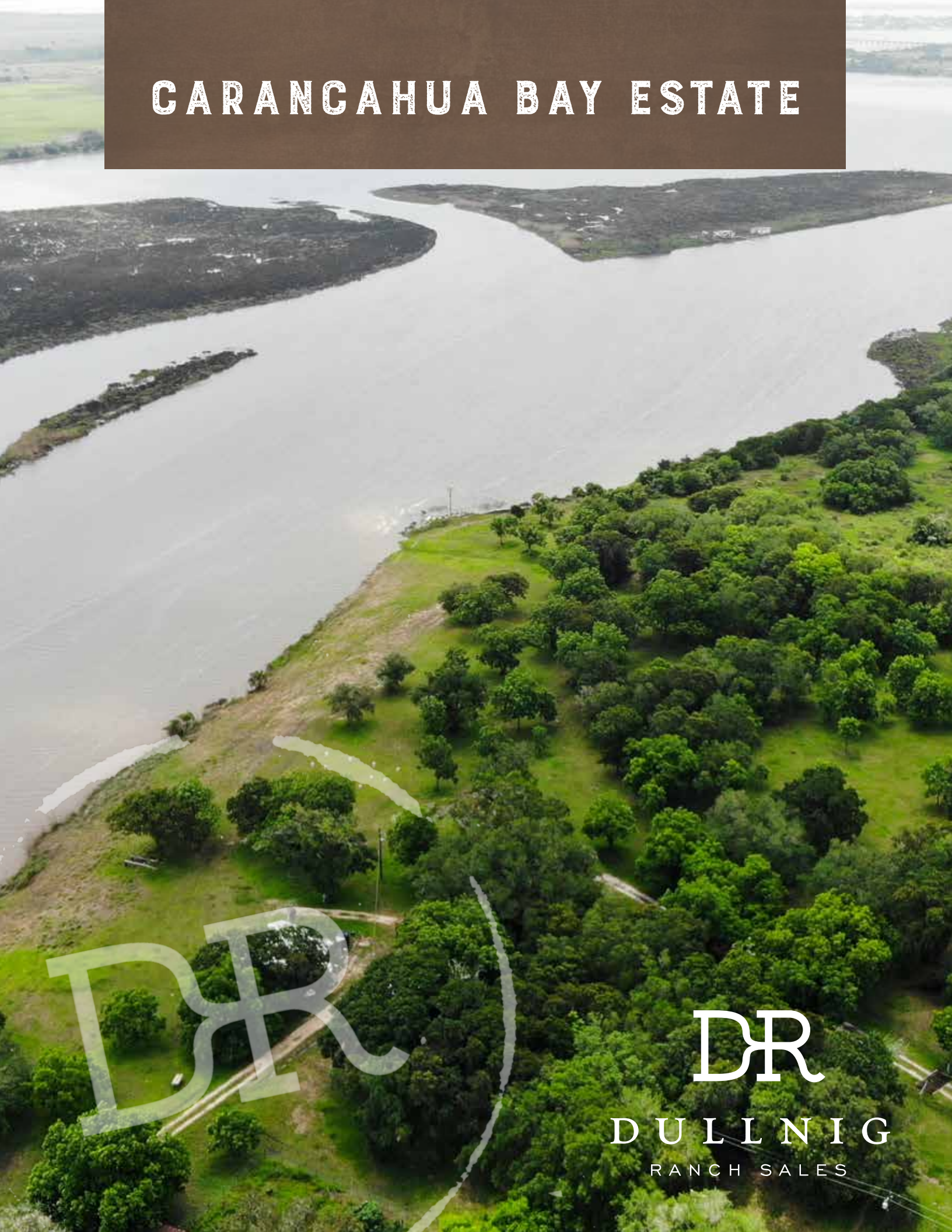


# CARANCAHUA BAY ESTATE



DR  
DULLNIG  
RANCH SALES





## DESCRIPTION

A fabulous acreage site offers heritage Oak and Pecan trees scattered throughout the terrain, all leading up to the waters of the bay. The coastal side has 1,400± linear feet of waterfront and an elevation of 26 ft. ASL, with no flood plain. Here is a rare opportunity to enjoy a private coastal retreat designed to your liking. Seller has executed house plans that will convey with acceptable offer.

## IMPROVEMENTS

Cattle pens, good perimeter fencing.

***38± Acres***

***Jackson County***





*38± Acres*  
*Jackson County*





## **WATER**

One small pond, one water well 200'± at 45 GPM. A second well exists but is not being used currently.

## **TAXES**

Ag Exempt.

***38± Acres***  
***Jackson County***





*38± Acres*  
*Jackson County*





***38± Acres***  
***Jackson County***



## MAP LINK

[Click here to view map](#)



**38± Acres**  
**Jackson County**





**38± ACRES JACKSON COUNTY  
STATE HWY. 172  
LA WARD, TEXAS 77970**

1200± feet of State Hwy. 172. Minutes to Point Comfort and Port Lavaca amenities. Approximately 6± miles south of La ward, 15± miles NE of Port Lavaca, 120± miles to Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

**PROPERTY WEBSITE**

[Click here to view website](#)

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