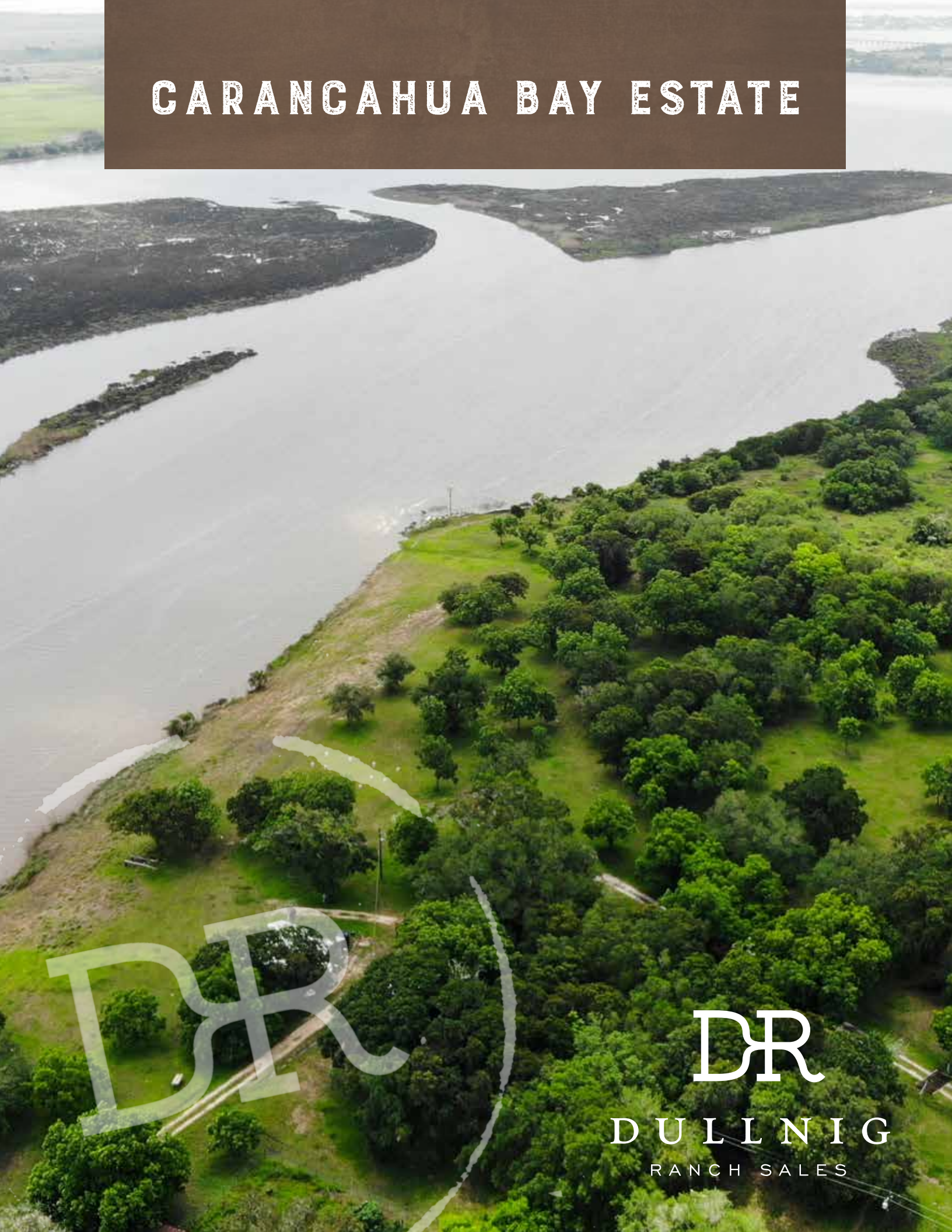


CARANCAHUA BAY ESTATE



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 Matagorda Bay, known for excellent fishing. 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.

WILDLIFE

Maragorda Bay owes its natural beauty to its location at the mouth of several rivers including the Colorado and Lavaca. Early Summer to mid-September, Matagorda supplies tuna, redfish, red snapper, flounder, kingfish, jack crevalle and speckled trout. The Colorado River delta is a rich habitat for birds and other wildlife.

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**

1,200± feet of State Hwy. 172 frontage on the west boundary. Minutes to Point Comfort and Port Lavaca amenities. Approximately 6 miles south of La Ward, 15 miles NE of Port Lavaca, 45 miles to Victoria. 100 miles to Corpus Christi and its Airport, 113 miles to Houston, and 160 miles to San Antonio.

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

PROPERTY WEBSITE

[Click here to view website](#)

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