



SUGAR CREEK RANCH

TBD FM 108, Wrightsboro, TX

64 Acres | \$739,000



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PROPERTY DESCRIPTION

The Sugar Creek Ranch is a picturesque 64-acre tract in Wrightsboro, TX. With less than 5 feet of elevation change, you will find numerous spots to build your dream home. There is a large pond on the property that has been more than sufficient in supplying water to the cattle and wildlife that traverse the property. With previous oil/gas production and more to come, this property would also make for an excellent investment and recreational retreat until you're ready to build. Sugar Creek Ranch has more than 1000 feet of Paved FM-108 road frontage, making easy access.

The Sugar Creek Ranch offers 64 acres of Ag-Exempt land and over 1000 feet of FM-108 paved road frontage. There is an approximate 1-acre pond on the property with a small island on the north end.

The pond has bass and perch and is fed by a natural spring and holds water year round. Wildlife observed on the property includes whitetail deer, wild hogs, migratory waterfowl, and various varmint species. Several 130 B&C class bucks have been harvested on the property over the years.

Sugar Creek Ranch is completely perimeter-fenced with five-strand barbed wire and a high fence on the West side of the property. Electric is on the property, and there is a rural water line on FM-108.

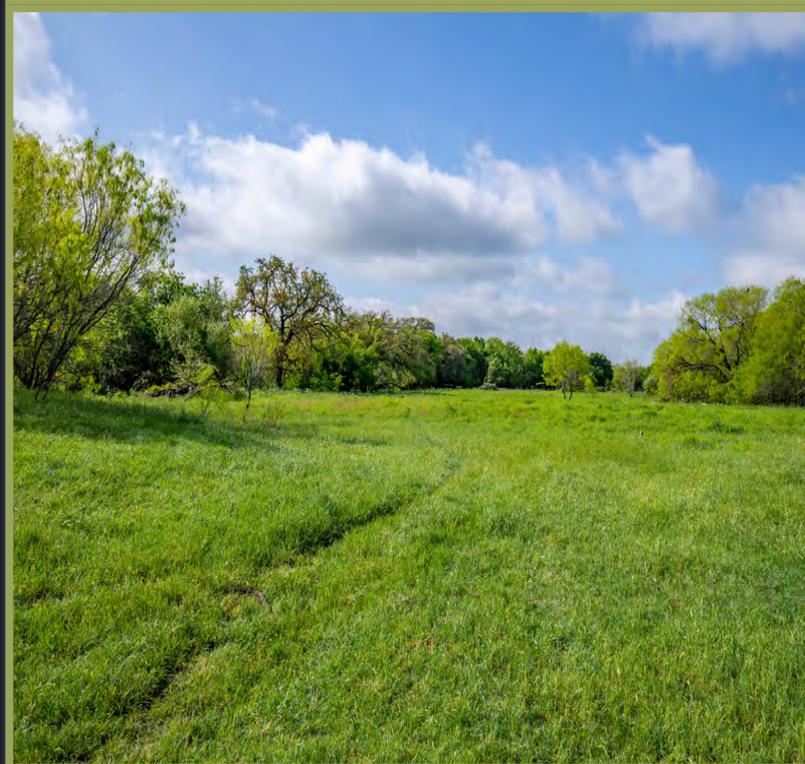
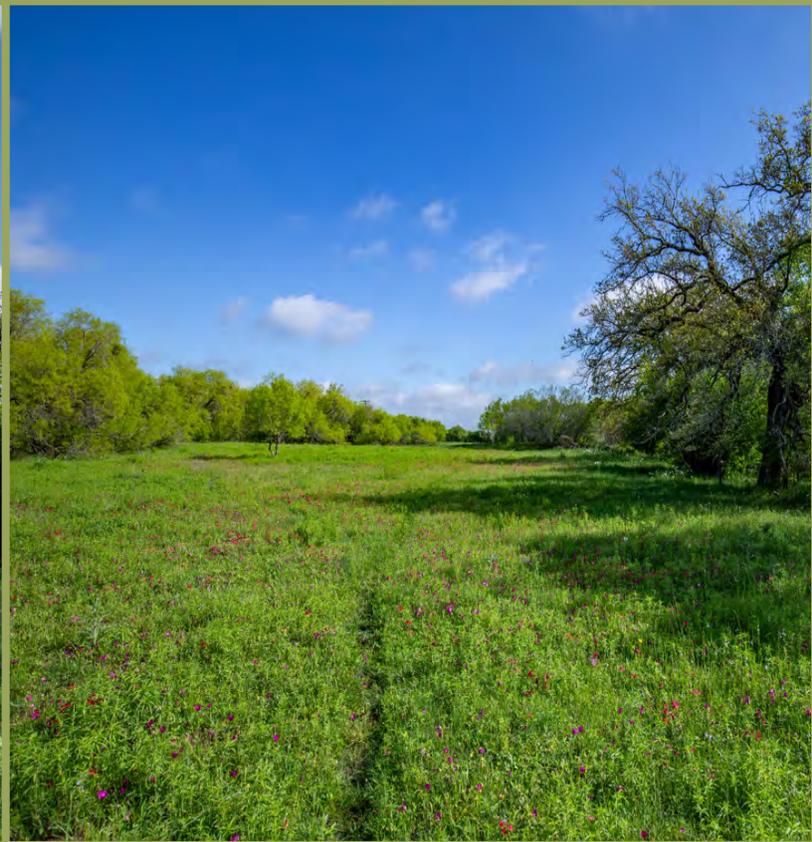
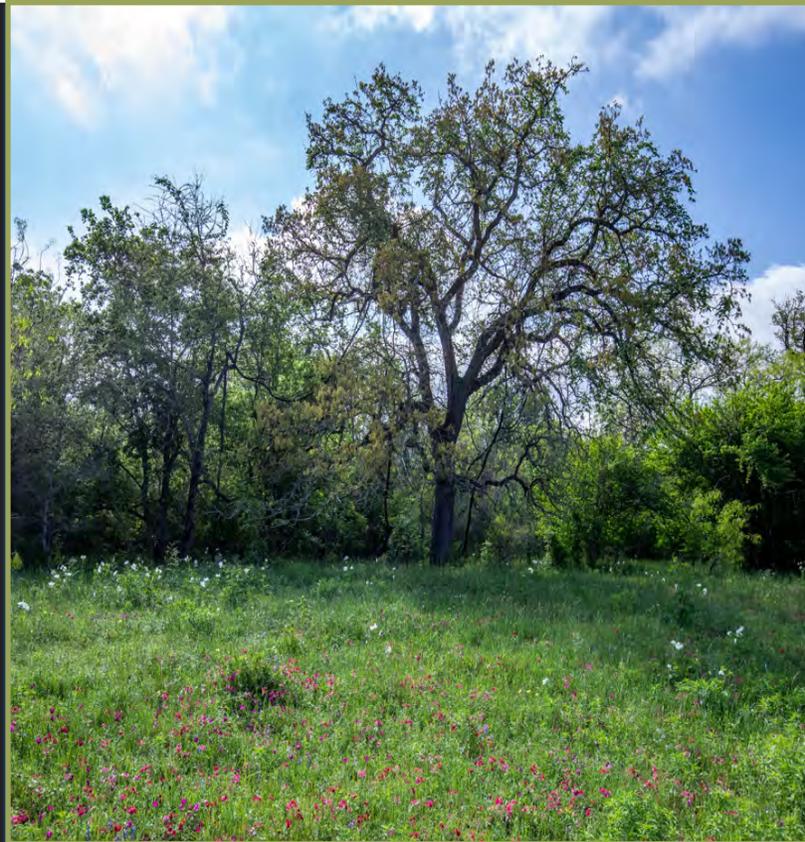
Minerals are negotiable with an acceptable offer.

The property is qualified under the Agricultural Exemption valuation. 2023 taxes were approximately \$100.

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SCAN HERE TO VIEW MORE OF
SUGAR CREEK RANCH

LOCATION

Gonzales County

63 miles to Victoria, 76 miles to San Antonio, 77 miles to Austin, 140 miles to Houston.

DIRECTIONS

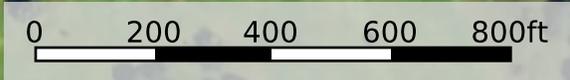
From Smiley, travel North onto FM-108 and drive approximately 7 miles; the property will be on your right.

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 Boundary

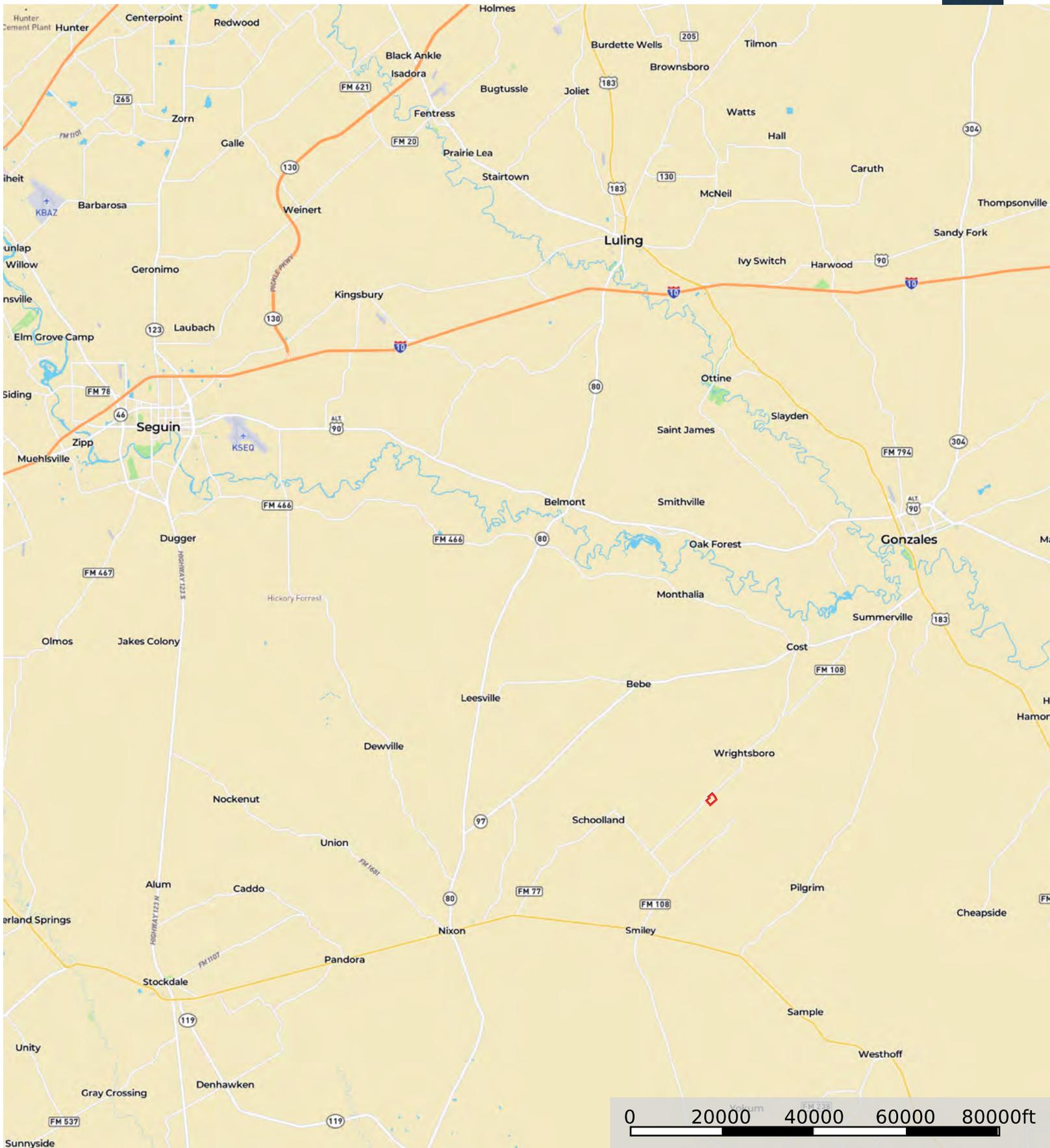




Boundary

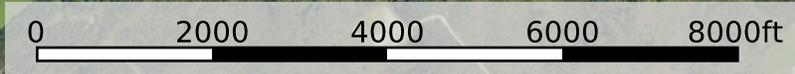
TBD FM 108 Wrightsboro, TX 77082

Gonzales County, Texas, 65 AC +/-



Boundary





Boundary 1 Boundary