



Shape: Re **Improvements:** Fe

Rectanglar Fencing, Camper,

Awning, 2-car Carport

Current Use: Hunting and Recreation

Irrigation:NoneDrainage:GoodProperty Roads:Rock

Personal Items: See attached list

Taxes: \$3084

School District: Van Vleck ISD Flood Zone: Zone A, 1' inflow

Topography: Flat

Soil Type: Pledger Way

Minerals: None

Road Frontage: 3/4 mile private

homeowner's road



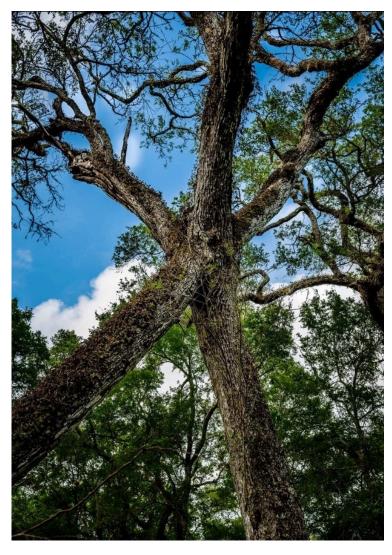
\$425,000

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213 N. Richmond Rd Wharton, Tx 77488





This 25-acre wooded property, bordered by two large ranches, offers excellent bow hunting for trophy deer in a private gated community. Included with your HOA membership is access to Cedar Lake Creek with a community boat ram and pier, ideal for fishing (trout, redfish, catfish, and large gar) and crabbing in season. Property includes personal items like camper, tractor, feeders, deer stands, etc. The property is 8 miles from Sargent which allows for bay fishing. Lake Jackson (22 mi.) and Bay City (15 mi.) are easily accessible for restaurants, shopping and non-water recreational activities.







ADDITIONAL INFORMATION:

- ALL 4 SIDES ARE FENCED
- 1/2 ACRE IS CLEARED FOR FUTURE HOMESTEAD
- 24.5 ACRES IS WOODED (OAKS AND CEDAR TREES)

PERSONAL ITEMS INCLUDED WITH SALE:

- 2019 25FT TRAVEL TRAILER
- 5 NEW GOODYEAR TIRES
- 2019 MAHINDRA TRACTOR WITH ALL IMPLEMENTS
- 2006 YAMAHA KODIAK
- GRAVELY ZERO TURN MOWER
- HEAVY DUTY COMMERCIAL SMOKER
- 5X10FT TRAILER
- 8X21 FT TRAILER
- DEER FEEDER
- ELECTRICITY
- 4 CARPORTS