



Shape: Rectanglar
Improvements: Fencing, Camper,
Awning, 2-car Carport
Current Use: Hunting and Recreation
Irrigation: None
Drainage: Good
Property 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



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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