



11861 CR 160, Boling, TX



Acres:	20 acres	Property Roads:	None
Shape:	L Shaped	Taxes:	\$1,436.20
Improvements:	Pole Barn, animal feeder	School District:	Boling ISD
Current Use:	Hay	Flood Zone:	Zone AE
Irrigation:	No	Road Frontage:	App. 412' on CR 160
Drainage:	Good		



CHARLES MUEGGE

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\$425,000

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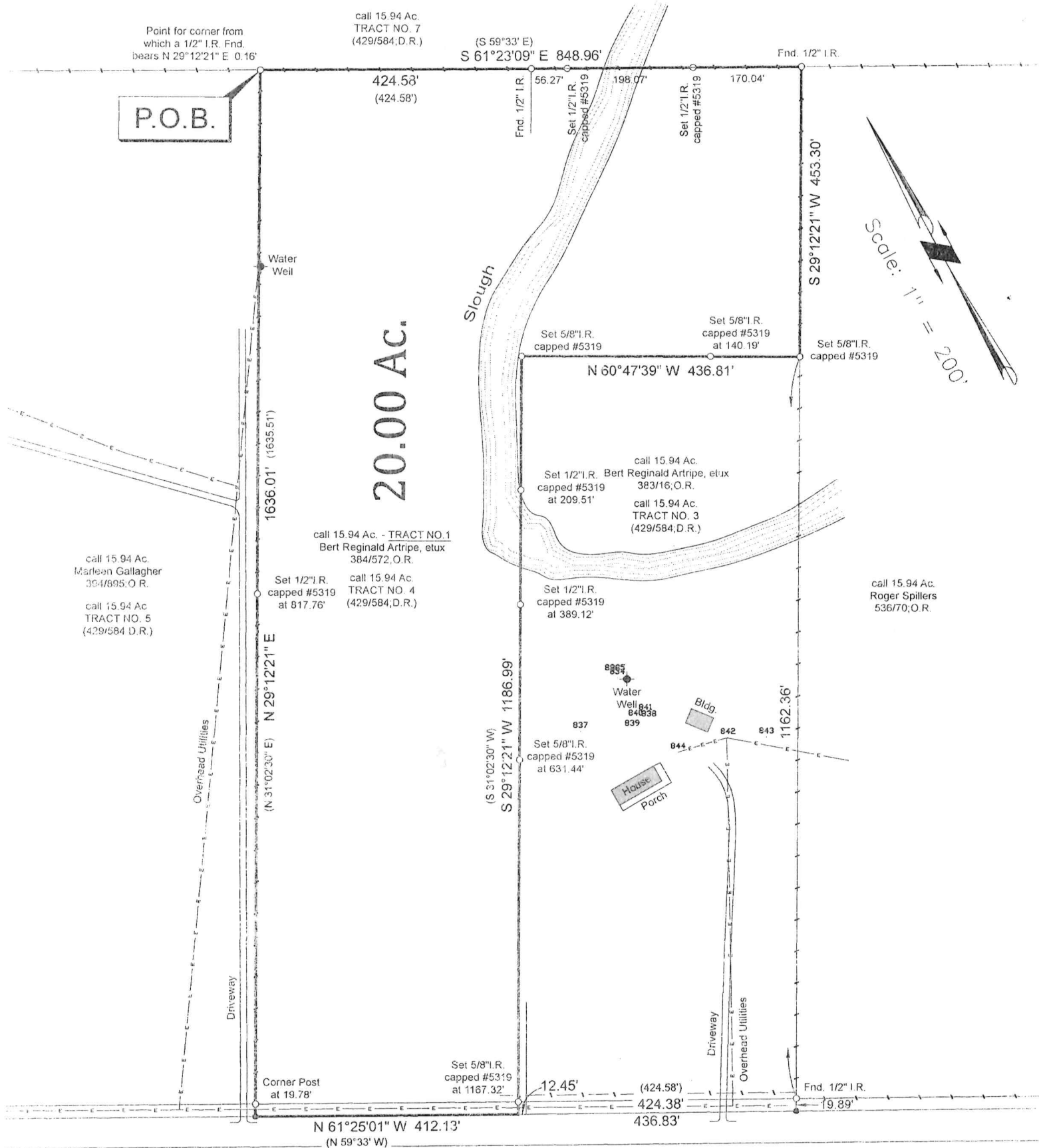
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 213 N. Richmond Rd
Wharton, Tx 77488



Welcome to this well-maintained country ranch, perfect for agricultural or recreational use. The property features a spacious and sturdy pole barn, ideal for horses, cattle, or equipment storage. A recently cleared slough enhances land usability and offers light fishing opportunities. Wildlife enthusiasts will enjoy watching native deer and hogs roam the area. Conveniently located with easy access to Needville and Southwest Houston, this property combines rural tranquility with nearby city amenities. A great opportunity for ranching, recreation, or a peaceful country lifestyle!





County Road No. 160

SURVEY PLAT

A 20.00 AC. TRACT OF LAND, SITUATED IN THE STEPHEN F. AUSTIN 3-1/16 LEAGUES GRANT, ABSTRACT NO. 2, WHARTON COUNTY, TEXAS, BEING OUT OF TWO PARCELS: 1) THAT CERTAIN CALLED 15.94 AC. TRACT OF LAND REFERRED TO AS TRACT NO. 3, CONVEYED FROM KAROLINA KOSTELNIK TO RUDOLPH KOSTELNIK IN DEED DATED NOVEMBER 7, 1972, RECORDED IN VOLUME 429, PAGE 584, OF THE WHARTON COUNTY DEED RECORDS; AND 2) THAT CERTAIN CALLED 15.94 AC. TRACT OF LAND REFERRED TO AS TRACT NO. 4, CONVEYED FROM KAROLINA KOSTELNIK TO MAGGIE KOVAR IN DEED DATED NOVEMBER 7, 1972, RECORDED IN VOLUME 429, PAGE 584, OF THE WHARTON COUNTY DEED RECORDS; BEING ALSO OUT OF THESE TWO PARCELS: 1) THAT CERTAIN CALLED 15.94 AC. TRACT OF LAND REFERRED TO AS TRACT NO. 1, CONVEYED FROM LINDA J. TREVATHAN, ETAL TO BERT REGINALD ARTRIPE, ETUX IN DEED DATED SEPTEMBER 25, 2000, RECORDED IN VOLUME 384, PAGE 572, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; AND 2) THAT CERTAIN CALLED 15.94 AC. TRACT OF LAND, CONVEYED FROM DOROTHY FREDRICKSON TO BERT REGINALD ARTRIPE, ETUX IN DEED DATED SEPTEMBER 12, 2000, RECORDED IN VOLUME 383, PAGE 16, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 20.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, revised March 15, 2017, revised April 5, 2017.



Robert W. Kolacny
Registered Professional Land Surveyor No. 5319
Ph. (979) 532-8056



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- Registered Professional Land Surveyors -

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FILE 20 Ac Artripe.dwg
PROJECT: W. Lago Area/Senf
CRD: Senf.CRD
BY: PVA



COUNTY RD 160

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