EST 1975
C.E. MUEGGE
REAL ESTATE

11935 CR 160, Boling, TX

Acres:	11.88 acres	**Taxes:**	$1599.40
Bedrooms:	3	**School District:**	Boling ISD
Baths:	2	**Flood Zone:**	Zone AE
		Road Frontage:	App. ' on CR 160

CHARLES MUEGGE

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$650,000

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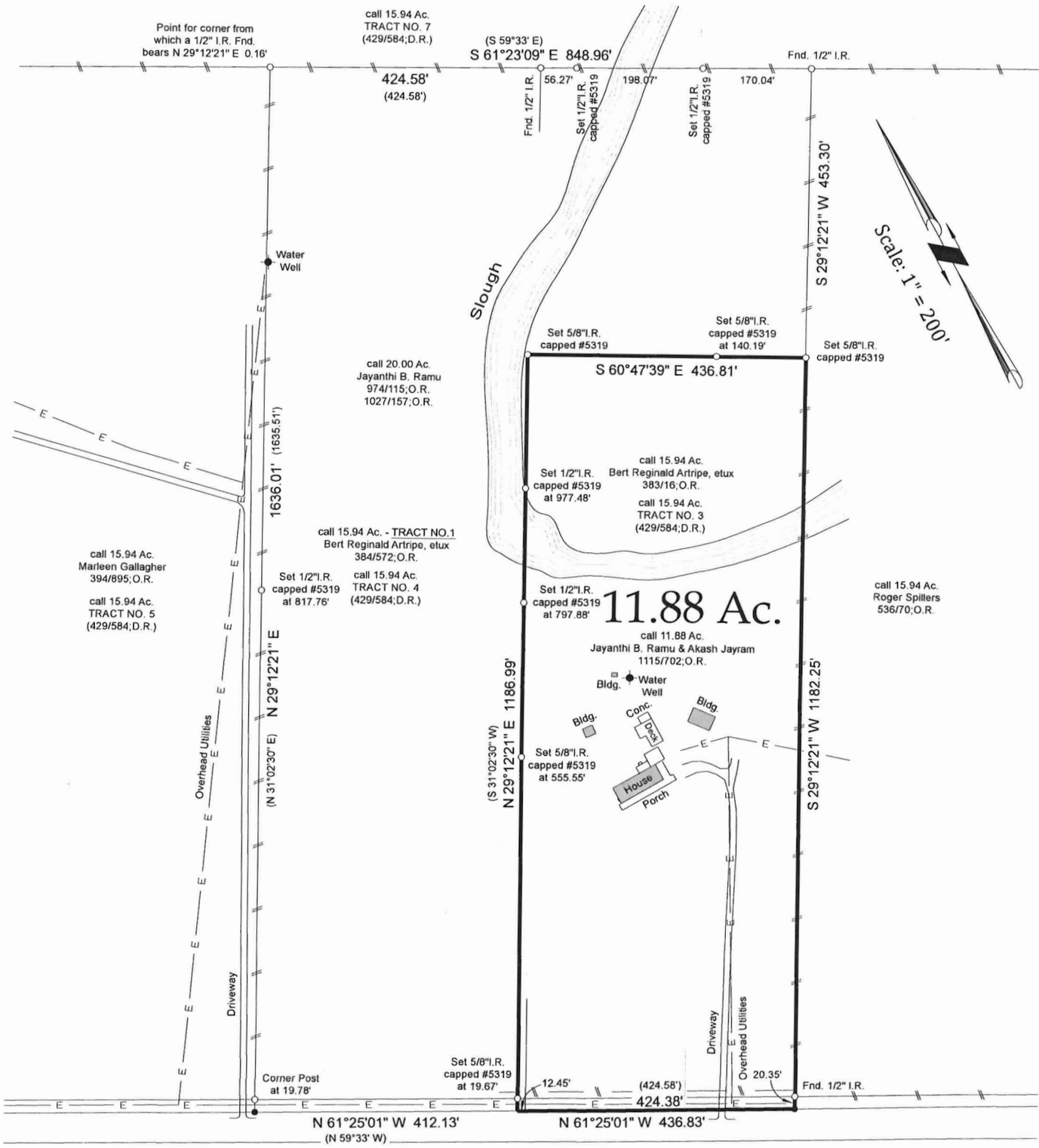
213 N. Richmond Rd
Wharton, Tx 77488

The information provided on and with this brochure is provided as a service to our clients. We make all reasonable efforts to ensure that the information is accurate, but can-not guarantee the accuracy, reliability, or completeness of the information and may not be held liable for any losses caused by any person's reliance on such information.

Escape the hustle and bustle and enjoy the serenity of country living in this spacious 3-bedroom, 2-bath home set on nearly 12 acres just outside Needville. With 2,128 sq. ft. of living space, this well-maintained property offers an ideal blend of rural charm and modern convenience—just a short commute to Southwest Houston. Enjoy your morning coffee or evening sunsets on the inviting wraparound porch, perfect for relaxing and taking in the sights and sounds of nature. Inside, the open-concept floor plan features a generous living area with a cozy fireplace, large central island, gas stove, and newly installed carpet throughout. Eco-conscious buyers will appreciate the rooftop solar panels and whole-home generator, providing reliable, energy-efficient living. Additional features include a water purification system, water softener, and the home comes furnished—ready for move-in or weekend getaways. Outdoor features are designed for both enjoyment and utility: • Deepened, well-stocked fishing lake with new embankment • Cantina-style entertainment hall with full kitchen, refrigerator, and A/C • Outdoor shower and restroom • Cattle shed & large chicken coop • Fully fenced with automated security gate for privacy • Expansive vegetable garden with walkways, trellised plants, and mature grafted pecan trees Whether you're seeking a permanent residence, a country retreat, or an entertainer's paradise, this property offers endless opportunities to relax, entertain, and live the country lifestyle to the fullest



SURVEY PLAT

AN 11.88 AC. TRACT OF LAND, SITUATED IN THE STEPHEN F. AUSTIN 3-1/16 LEAGUES GRANT, ABSTRACT NO. 2, WHARTON COUNTY, TEXAS, BEING A PORTION OF 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; BEING ALSO A PORTION OF 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; AND BEING THAT SAME REAL PROPERTY CONVEYED FROM BERT REGINALD ARTRIPE, ETUX TO JAYANTHI B. RAMU AND AKASH JAYRAM IN DEED DATED NOVEMBER 8, 2018, RECORDED IN VOLUME 1115, PAGE 702, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.

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, July 29, 2019.

STATE OF TEXAS
REGISTERED
ROBERT W. KOLACNY
5319
PROFESSIONAL
LAND SURVEYOR

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

FILE: 11935 CR 160.dwg
PROJECT: W:\lagoArea\Senf
CRD: Senf.CRD
BY: PVA

ROBERT KOLACNY AND ASSOCIATES, LLC
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COUNTY RD 160
FM 442
COUNTY RD 160

70 FT
70 FT
70 FT
70 FT
70 FT
65 FT
60 FT
70 FT
65 FT
55 FT
COUNTY RD 160
COUNTY RD 160
FM 442