

**County Road 132, Hallettsville, TX 77964**  
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**Hallettsville, TX 77964**

**\$890,365**  
**128.110± Acres**  
**Lavaca County**





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**Hallettsville, TX / Lavaca County**

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**SUMMARY**

**Address**

County Road 132

**City, State Zip**

Hallettsville, TX 77964

**County**

Lavaca County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Riverfront

**Latitude / Longitude**

29.449587 / -96.824395

**Taxes (Annually)**

118

**Acreage**

128.110

**Price**

\$890,365



## **PROPERTY DESCRIPTION**

Approx. 128 acres on CR 132 in Lavaca County just 10 minutes east of Hallettsville & south of Hwy 90A featuring a good mix of native pastureland for grazing & dense woods for wildlife highlighted by historic Live Oaks & Navidad River frontage!

### **DETAILS**

- Ideal recreational property for weekender, hunter & outdoorsman
- +/-1,200' paved road frontage along west boundary
- Mostly loamy fine sand soil throughout
- +/-1,100' Navidad River frontage along east boundary provides fishing/exploring opportunities
- 170'-210' elevation (approx. 80% of the property is in the 100 year FEMA floodplain)
- Abundant wildlife, including deer, hogs & varmints
- (1) small, secluded pond
- Ag-exempt through cattle grazing
- Hallettsville ISD
- Electricity at road & along part of south boundary
- No pipeline
- Access easement along part of southern boundary used by neighboring property owners
- Seller will be reserving all owned Mineral Estate as well as rights of ingress & egress
- Located 1hr 15min west of Katy & within 2 hours of San Antonio or Austin
- Located 10 minutes from Brookshire Brothers, Walmart & Lavaca Medical Center
- NOTE- video is of larger tract owned by Seller, of which this listing is part of



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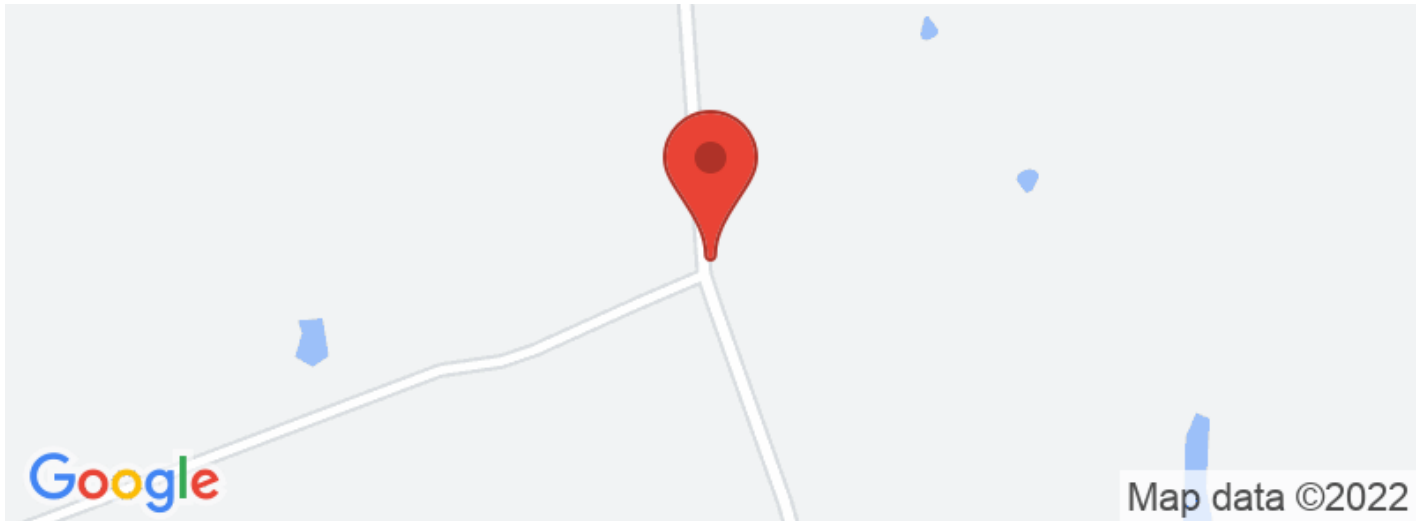
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## Locator Maps

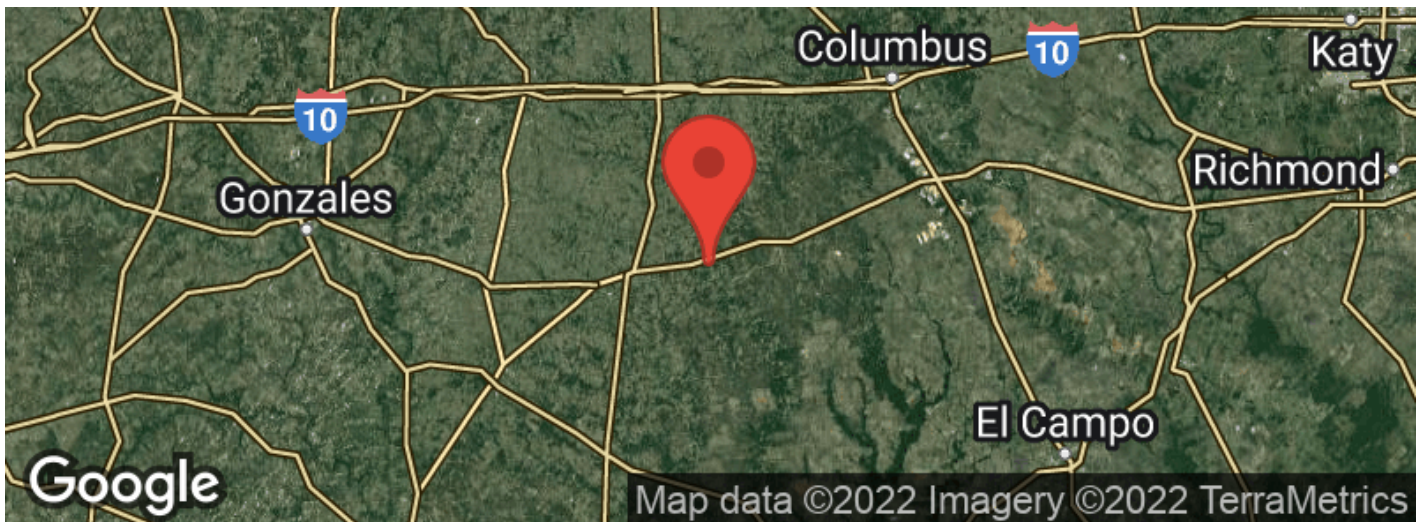




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## Aerial Maps



**MORE INFO ONLINE:**

**[tricityrealestate.com](http://tricityrealestate.com)**

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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Dustin Helmcamp

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### Email

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### Address

707 S. Eagle

### City / State / Zip

Weimar, TX 78962

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## NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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