

240 acres | Garwood, TX | Colorado County
Cedar Post Ranch Road
Garwood, TX 77442

\$2,043,400
240.400± Acres
Colorado County



240 acres | Garwood, TX | Colorado County
Garwood, TX / Colorado County

SUMMARY

Address

Cedar Post Ranch Road

City, State Zip

Garwood, TX 77442

County

Colorado County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

29.450177 / -96.547479

Taxes (Annually)

2657

Acreage

240.400

Price

\$2,043,400

Property Website

<https://tricountyrealestate.com/property/240-acres-garwood-tx-colorado-county-colorado-texas/55927/>



PROPERTY DESCRIPTION

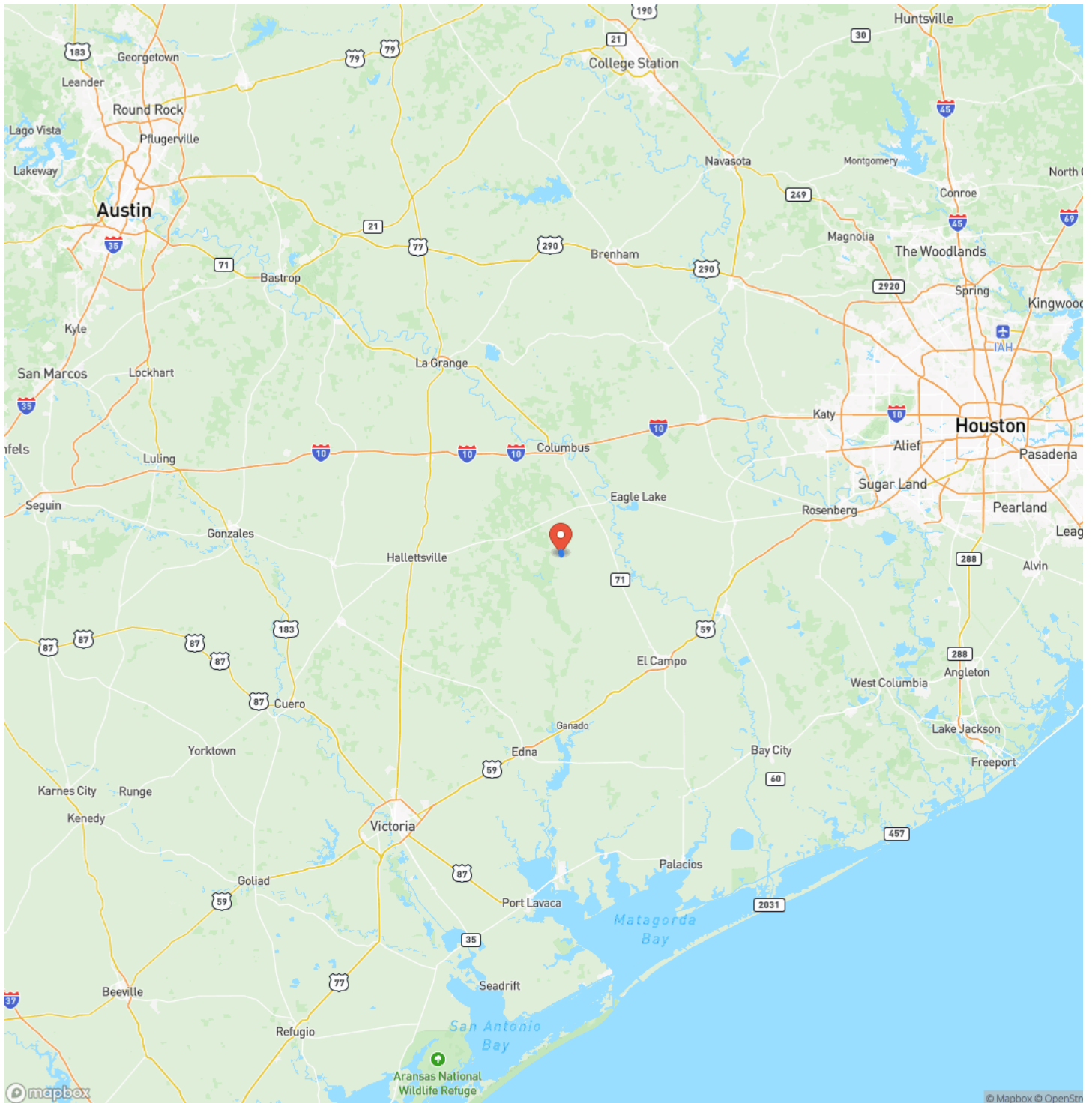
Located in Colorado County south of Hwy 90A (Rock Island) & west of Hwy 71 (Garwood) in the heart of rice/waterfowl country, this diverse 240 acres has farm & ranch and recreational value for weekender/outdoorsman/rancher searching for the perfect farming, cattle and/or hunting property. This unrestricted property features partial woods for wildlife habitat, approx. 8 acre duck pond, stock pond, seasonal Pinoak Creek & fertile soil currently used for rice production. The property is equipped with an irrigation well, solar well, cattle working pen, perimeter fencing & cross-fencing establishing (3) pastures for rotational grazing/farming. Canal water from LCRA is available for crop irrigation & aiding ponds. The property has 5,000'+ of county road access with entrances along the north & west boundaries. The terrain is mostly flat with elevation ranging from 180'-190' throughout. The soil consists of +/-55% fine sandy loam & +/-45% Nada-Cieno frequently ponded complex. The sellers have historically leased the property for farming/hunting providing added income to their own cattle operation. Well-positioned 1hr from Buc-ee's in Katy & centrally located between Columbus, Eagle Lake, El Campo & Hallettsville. With so much to offer, endless possibilities await & there's something for everyone to appreciate!



Locator Map



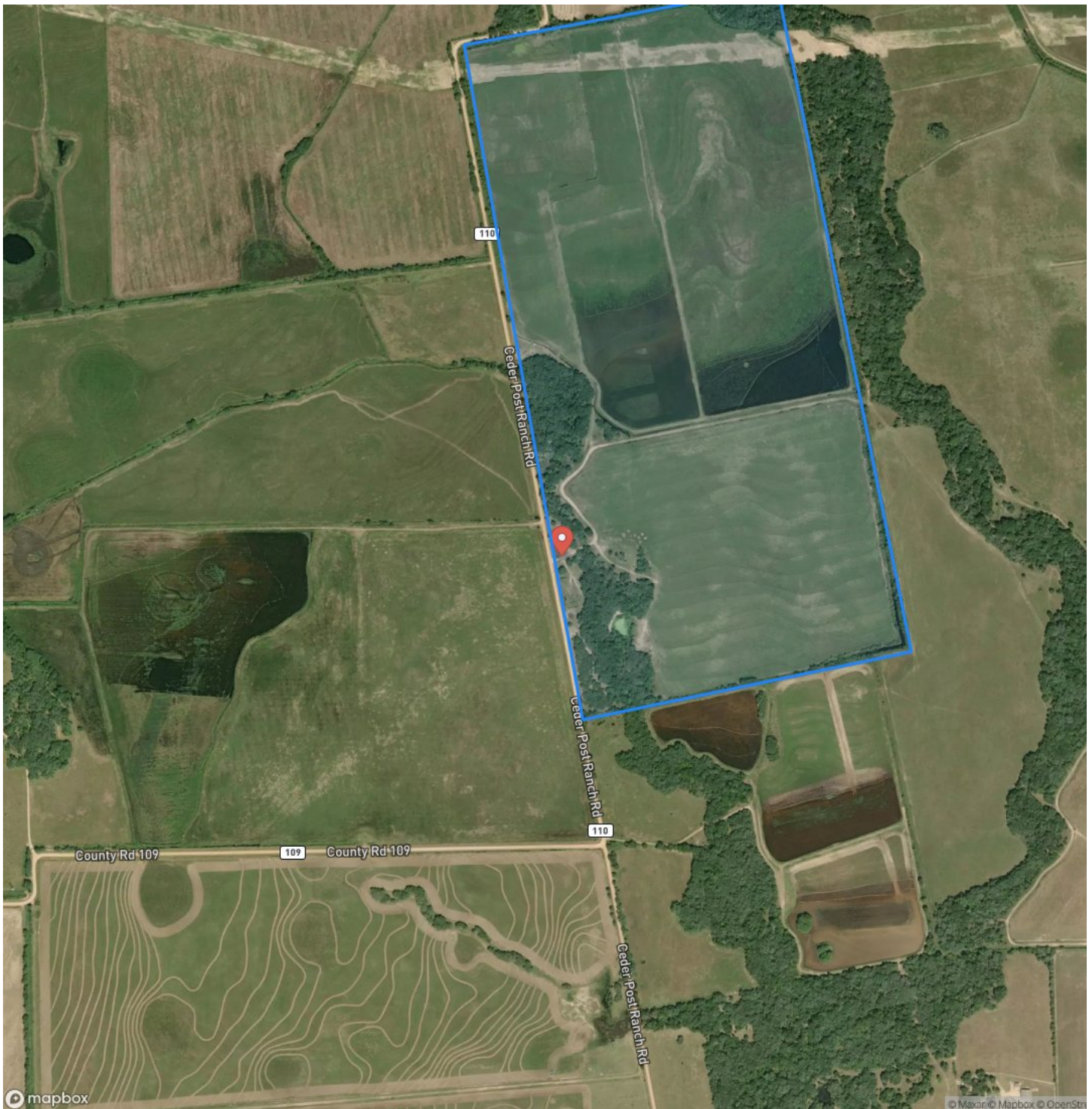
Locator Map



MORE INFO ONLINE:

tricountyrealestate.com

Satellite Map



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Garwood, TX / Colorado County

LISTING REPRESENTATIVE

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City / State / Zip

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NOTES

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DISCLAIMERS

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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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