

County Road 234A, Hallettsville, TX  
County Road 234A  
Hallettsville, TX 77964

**\$375,000**  
29.140± Acres  
Lavaca County



**County Road 234A, Hallettsville, TX**  
**Hallettsville, TX / Lavaca County**

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**SUMMARY**

**Address**

County Road 234A

**City, State Zip**

Hallettsville, TX 77964

**County**

Lavaca County

**Type**

Farms, Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

29.572507 / -96.935452

**Acreage**

29.140

**Price**

\$375,000



**PROPERTY DESCRIPTION**

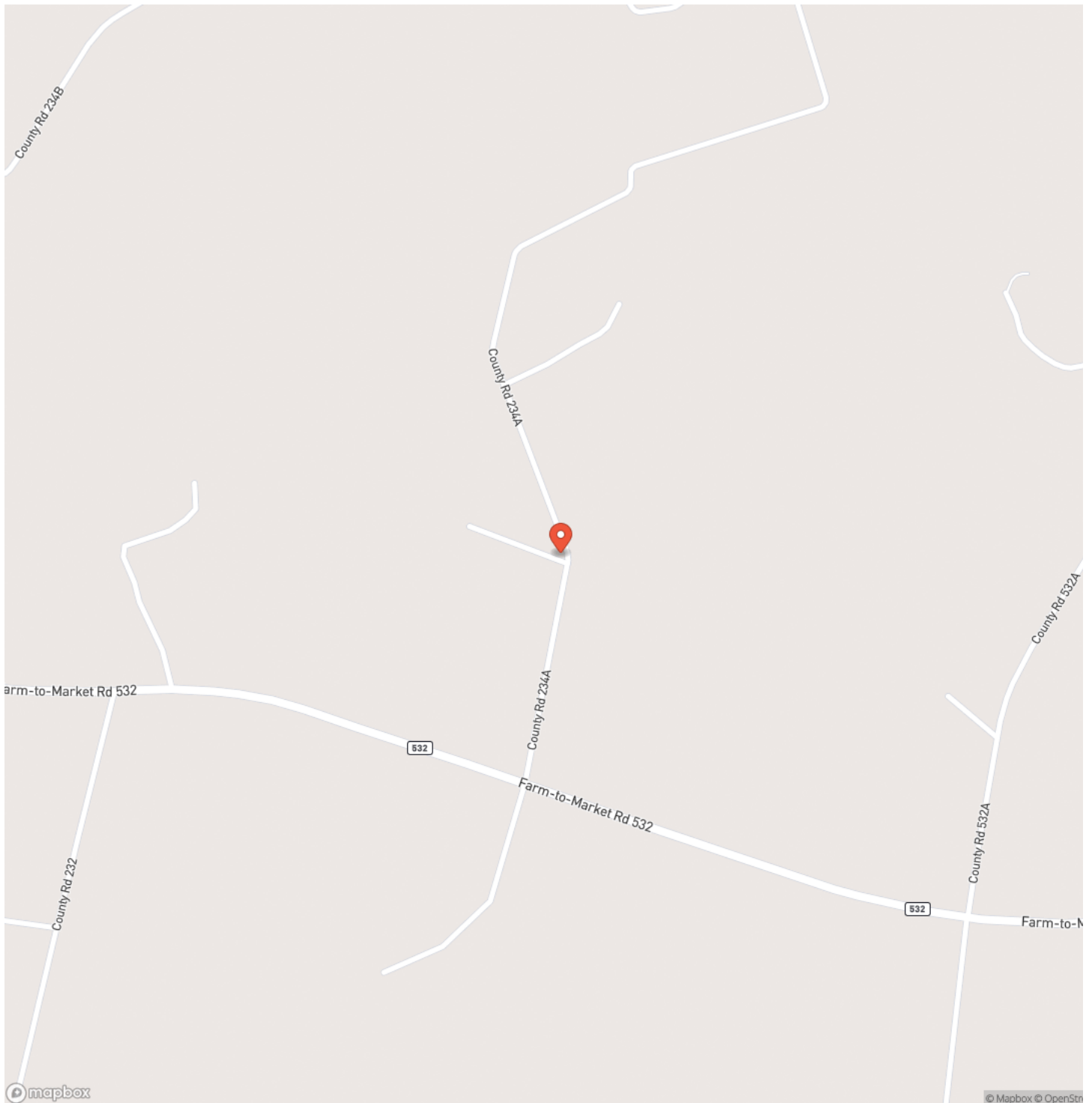
Located in Lavaca County between Hallettsville & Schulenburg just west of Hwy 77, this 29 acres with water well, electricity & scattered, mature Live Oak trees features +/-60' of topography change creating an elevated homesite offering distant views of the countryside. Historically used for cattle grazing, the property has a concrete water trough, garage on slab & (2) farm buildings for storing tools, equipment & feed. Valuable access with approx. 1,800' of road frontage less than half a mile off FM 532. No floodplain or pipeline affecting the property. Mainly clay soil throughout with natural drainage area suitable for a pond site. Ag-exempt keeping property taxes to a minimum. Seller may consider conveying partial minerals with acceptable offer. Restriction against subdividing & commercial use. Whether you're looking for a quiet weekend place to escape the city, permanent residence to build your dream home or add to your cattle operation, this property has something for each buyer to enjoy!

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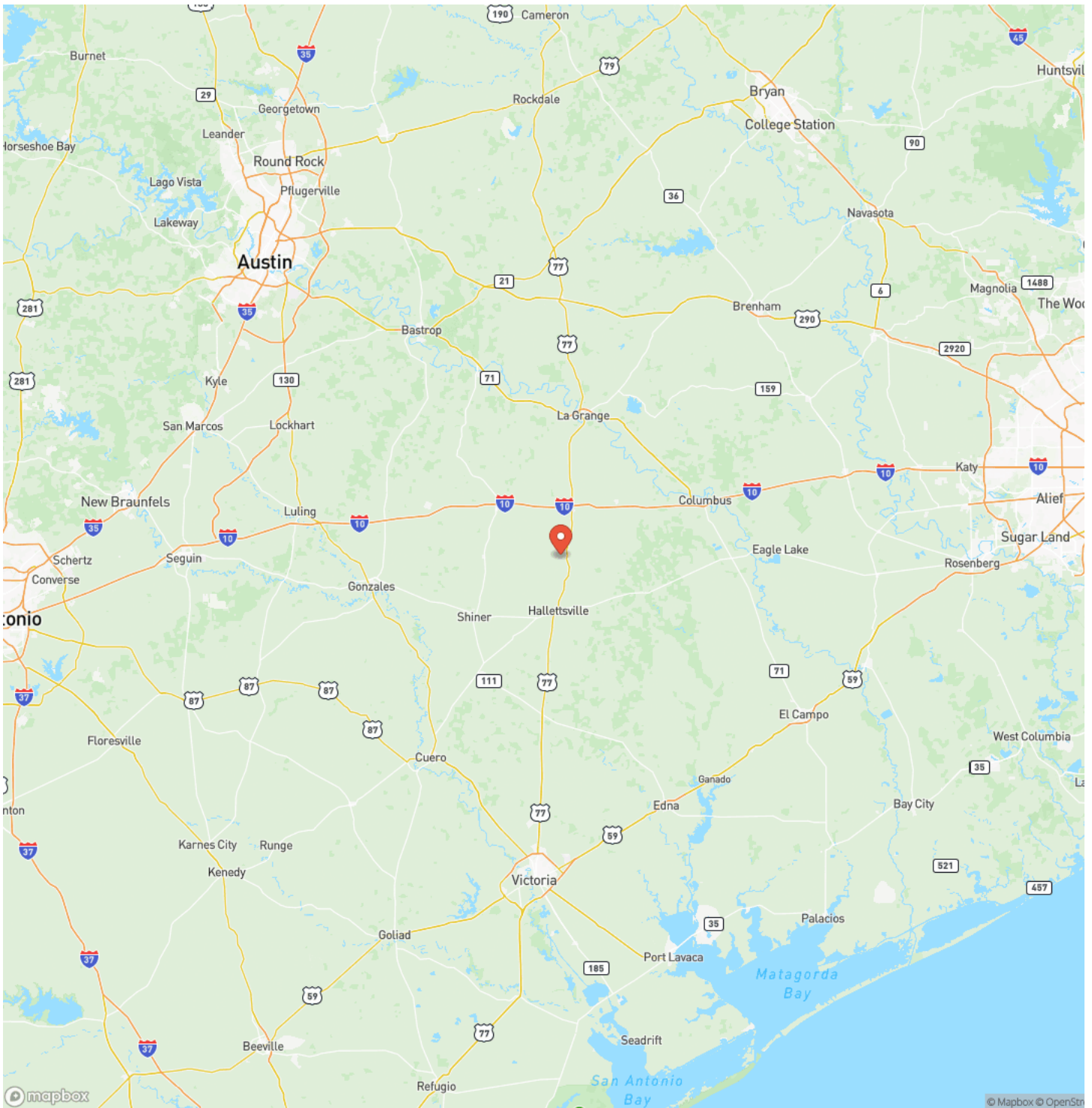
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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

## Satellite Map



**County Road 234A, Hallettsville, TX**  
**Hallettsville, TX / Lavaca County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dustin Helmcamp

## Mobile

(979) 732-7774

## Office

(979) 725-6006

## Email

dustin@tricountyrealestate.com

**Address**

707 S. Eagle

## City / State / Zip

Weimar, TX 78962

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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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