

48+ Acres | Hallettsville, TX | Colorado/Lavaca Counties
Private Road 1019
Hallettsville, TX 77964

\$486,000
48.740± Acres
Lavaca County



48+ Acres | Hallettsville, TX | Colorado/Lavaca Counties
Hallettsville, TX / Lavaca County

SUMMARY

Address

Private Road 1019

City, State Zip

Hallettsville, TX 77964

County

Lavaca County

Type

Hunting Land, Recreational Land

Latitude / Longitude

29.519979 / -96.73755

Acreage

48.740

Price

\$486,000

Property Website

<https://tricityrealestate.com/property/48-acres-hallettsville-tx-colorado-lavaca-counties-lavaca-texas/97552/>



PROPERTY DESCRIPTION

This secluded 48.738-acre tract offers exceptional privacy, natural beauty, and recreational appeal along the Colorado / Lavaca County line. The property is heavily wooded, featuring a diverse mix of post oaks, live oaks, pin oaks, cedar, and yaupon underbrush, creating excellent wildlife habitat and a true Texas ranch feel.

A wet-weather creek winds through the property, adding character and seasonal water flow. Elevation ranges approximately 260'-280', with partial floodplain along the creek. Neighboring tracts are similar to larger in size. Soils consist primarily of fine sand to loamy fine sand.

The land is unimproved and ag-exempt, with a network of ATV trails already in place from years of use for cattle and hunting. An electric pole is located near the southeast corner. Native wildlife is abundant, making this an ideal setup for hunting, recreation, or weekend use.

Located approximately 3 miles north of Hwy 90A via FM 155, the property enjoys a quiet rural setting while remaining convenient to nearby amenities-just 10 minutes from the area favorite Splashway Waterpark in Sheridan.

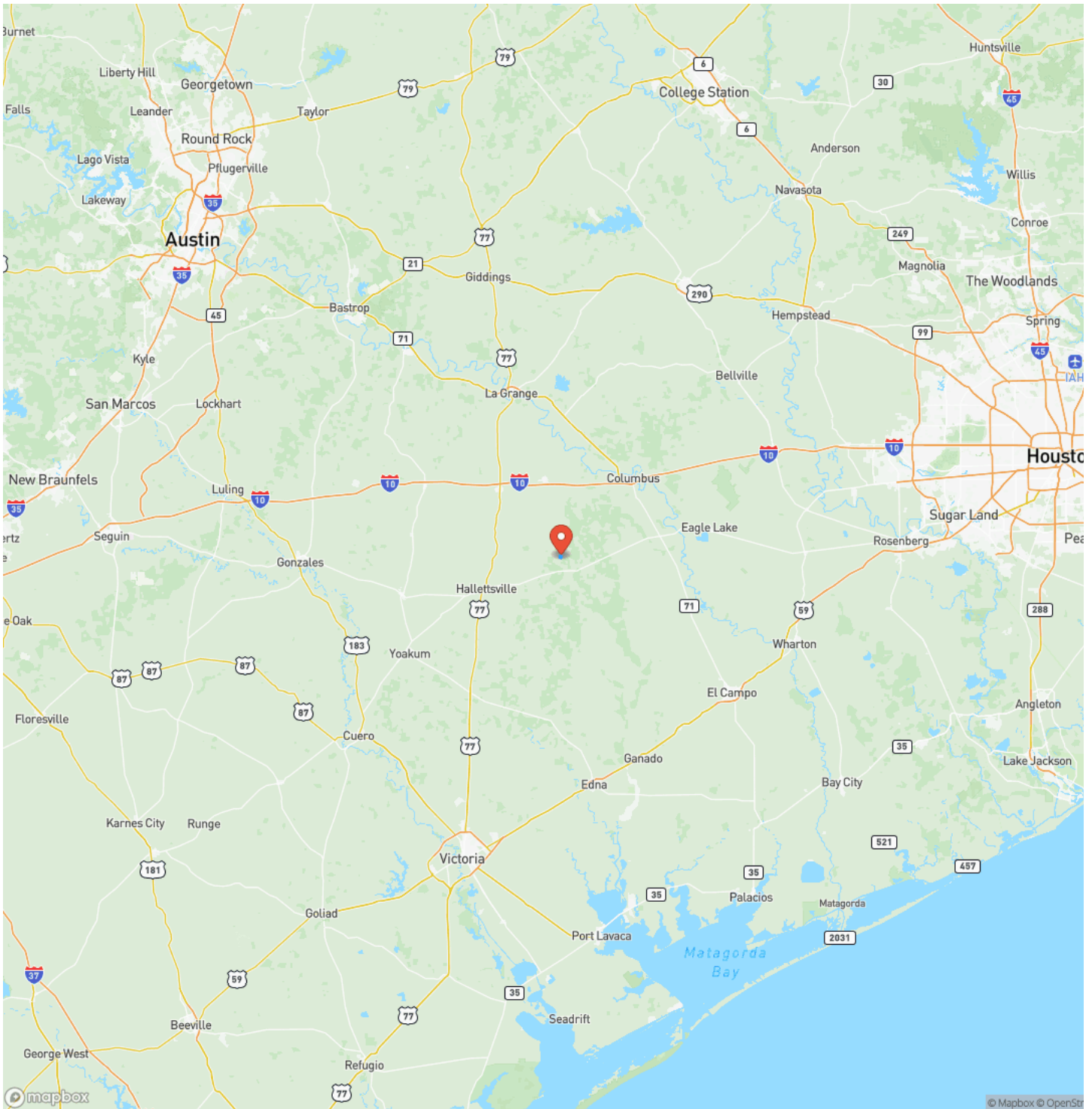
Minerals are negotiable with no active lease or production. Competitively priced under \$10,000 per acre, this tract presents an excellent opportunity to own a well-positioned recreational property in a highly desirable rural area!



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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NOTES

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

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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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