

1567 CR 123F, Hallettsville
1567 CR 123F
Hallettsville, TX 77964

\$575,000
30.37± Acres
Lavaca County



1567 CR 123F, Hallettsville
Hallettsville, TX / Lavaca County

SUMMARY

Address

1567 CR 123F

City, State Zip

Hallettsville, TX 77964

County

Lavaca County

Type

Hunting Land, Recreational Land, Horse Property, Single Family

Latitude / Longitude

29.417314 / -96.714131

Dwelling Square Feet

828

Bedrooms / Bathrooms

2 / 1

Acreage

30.37

Price

\$575,000

Property Website

<https://tricountyrealestate.com/property/1567-cr-123f-hallettsville/lavaca/texas/92201/>



PROPERTY DESCRIPTION

30.37 AC WITH CABIN – PRIME RECREATIONAL PROPERTY

Discover this exceptional recreational property offering the perfect mix of open space and wooded privacy. The land boasts a great rectangular layout with no floodplain and no pipelines. It is fenced and cross-fenced for easy management. Enjoy two beautiful, stocked ponds, ready for your fishing enjoyment.

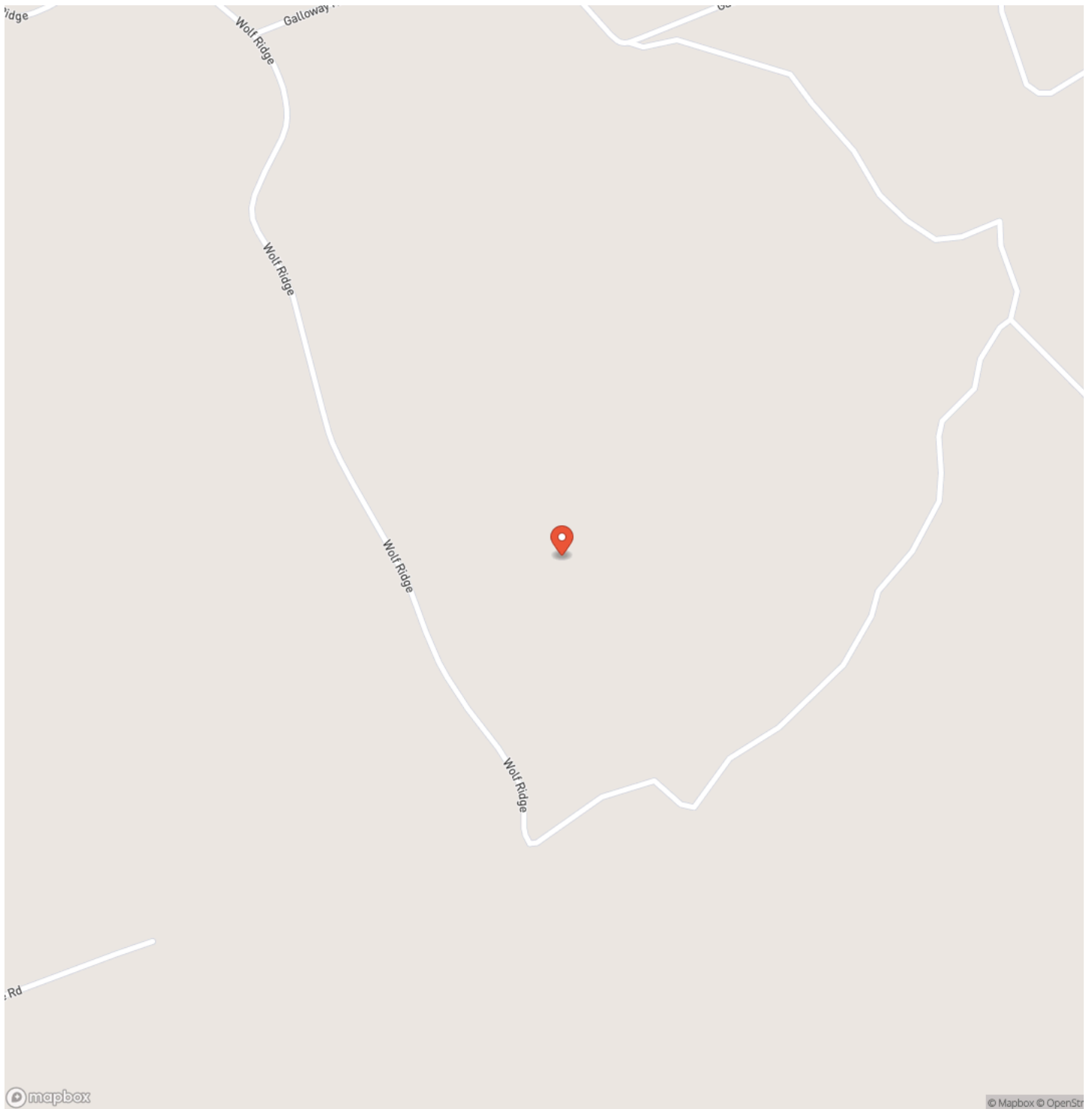
The front portion of the property features scattered mature trees, while the back is heavily wooded with selectively cleared trails, ideal for exploring or hunting. Ag Exempt and teeming with wildlife, this property is a nature lover's dream. Additional improvements include a large metal barn on concrete slab with two roll-up doors and a three-sided shed for extra storage. The comfortable home offers central air/heat, a spacious kitchen with gas range, and a cozy living room with wood-burning stone fireplace. It includes 2 bedrooms and 1 bathroom, plus an attached air-conditioned bonus room with washer/dryer and a bunk bed area for extra guests. Outside you will find a large stone oven, perfect for outdoor cooking and entertainment. The home is being sold FURNISHED, making this an easy turnkey getaway ready to enjoy from day one!

Call Tri-County Realty for additional information or an appointment to view.

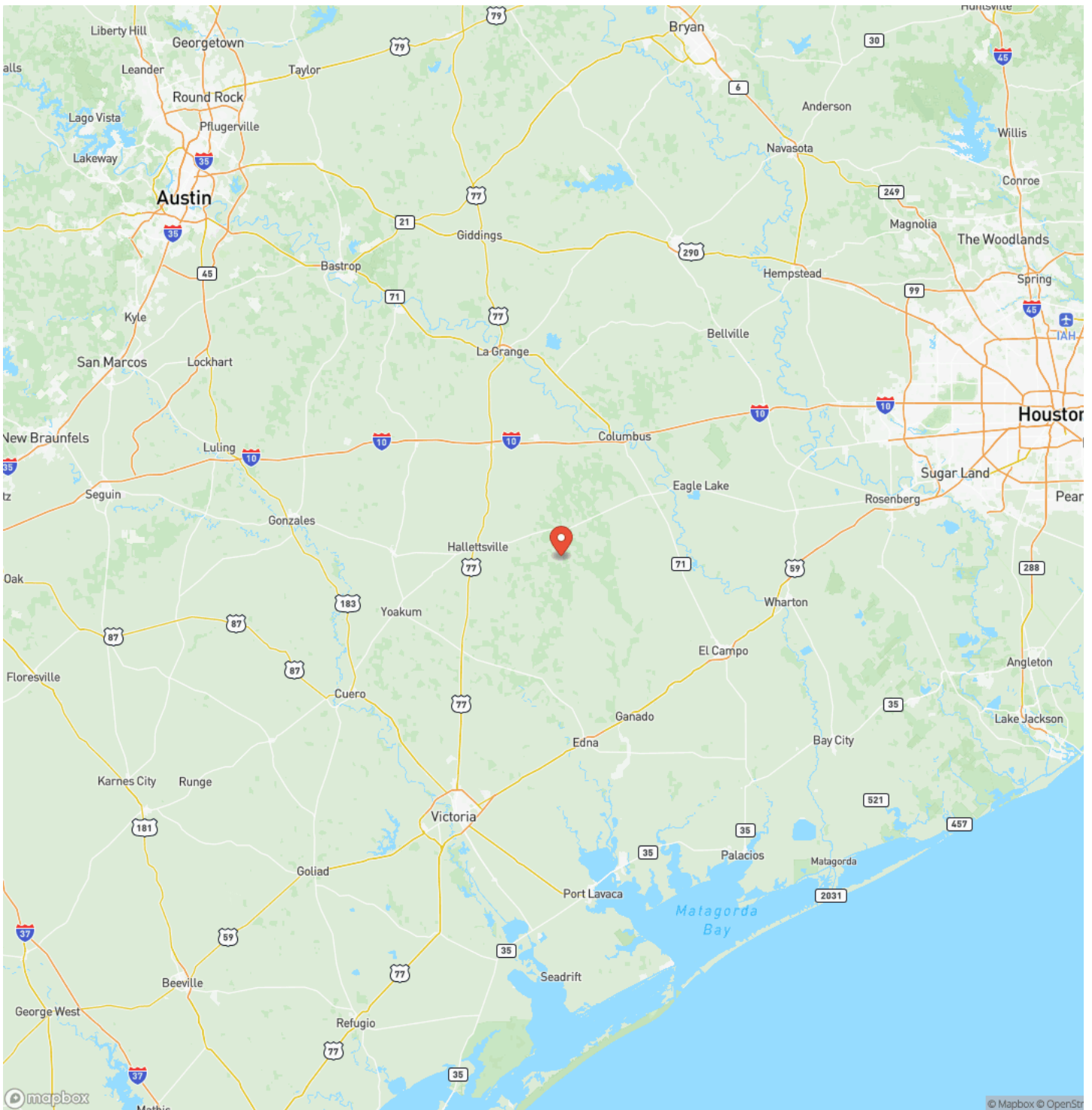
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Locator Map

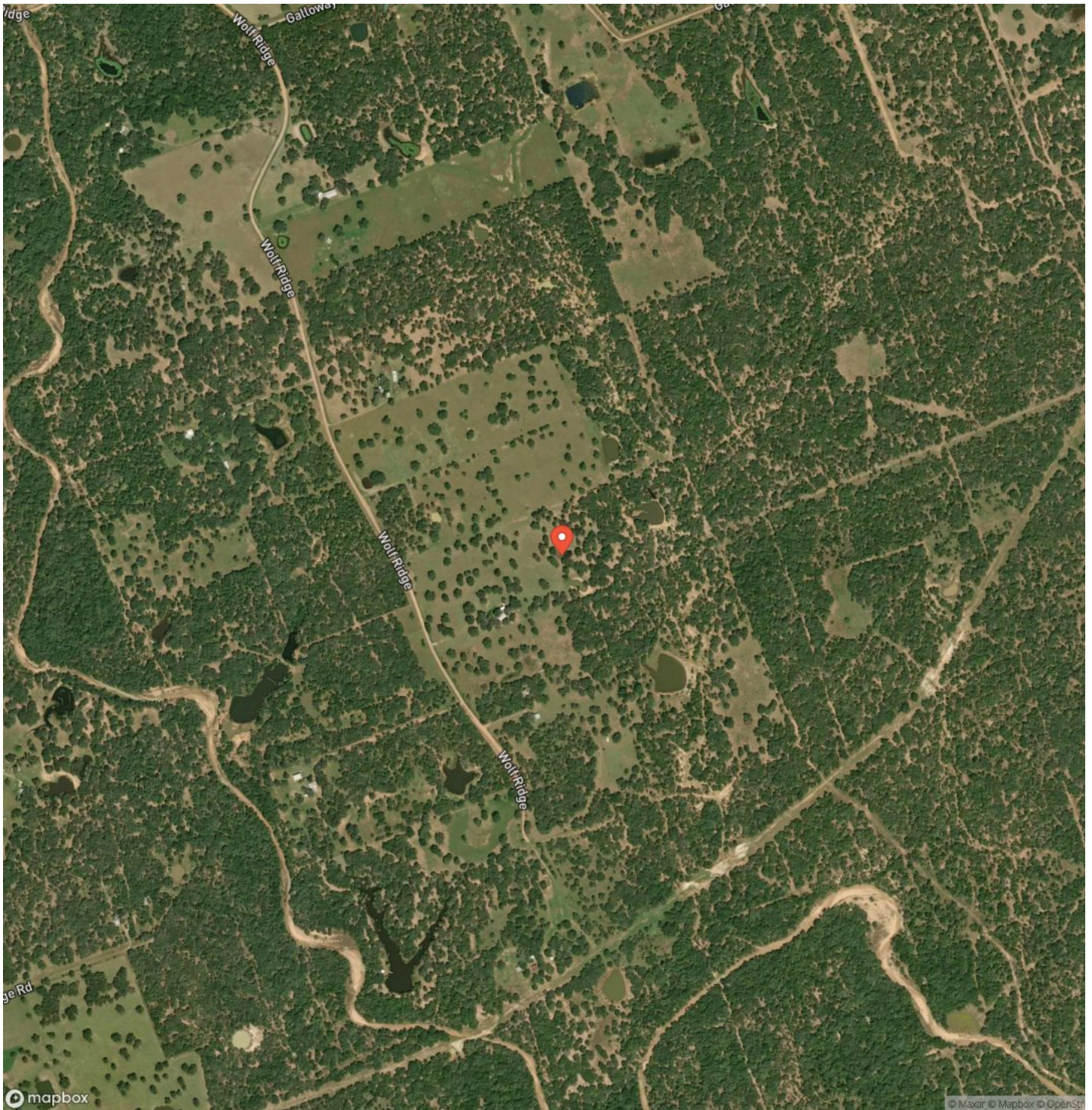


Locator Map



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Satellite Map



**1567 CR 123F, Hallettsville
Hallettsville, TX / Lavaca County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Weimar, TX 78962

NOTES

This image shows a blank 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.

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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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