

Rice Rd, Cat Spring - 658 Acres, Colorado County
TBD Rice Rd
Cat Spring, TX 78933

\$8,228,125
658.250± Acres
Colorado County



Rice Rd, Cat Spring - 658 Acres, Colorado County
Cat Spring, TX / Colorado County

SUMMARY

Address

TBD Rice Rd

City, State Zip

Cat Spring, TX 78933

County

Colorado County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

29.668153 / -96.335495

Taxes (Annually)

2700

Acreage

658.250

Price

\$8,228,125

Property Website

<https://bubelarealestate.com/property/rice-rd-cat-spring-658-acres-colorado-county-colorado-texas/84464/>



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PROPERTY DESCRIPTION

Discover an extraordinary opportunity to own a large 658.25-acre tract of land, ideally situated in the Cat Spring area, just south of I-10 between Columbus and Sealy. The property offers a wealth of possibilities for both recreational and agricultural pursuits, while used for a buy and hold for a future investment opportunity as transitional land piece.

Property Highlights:

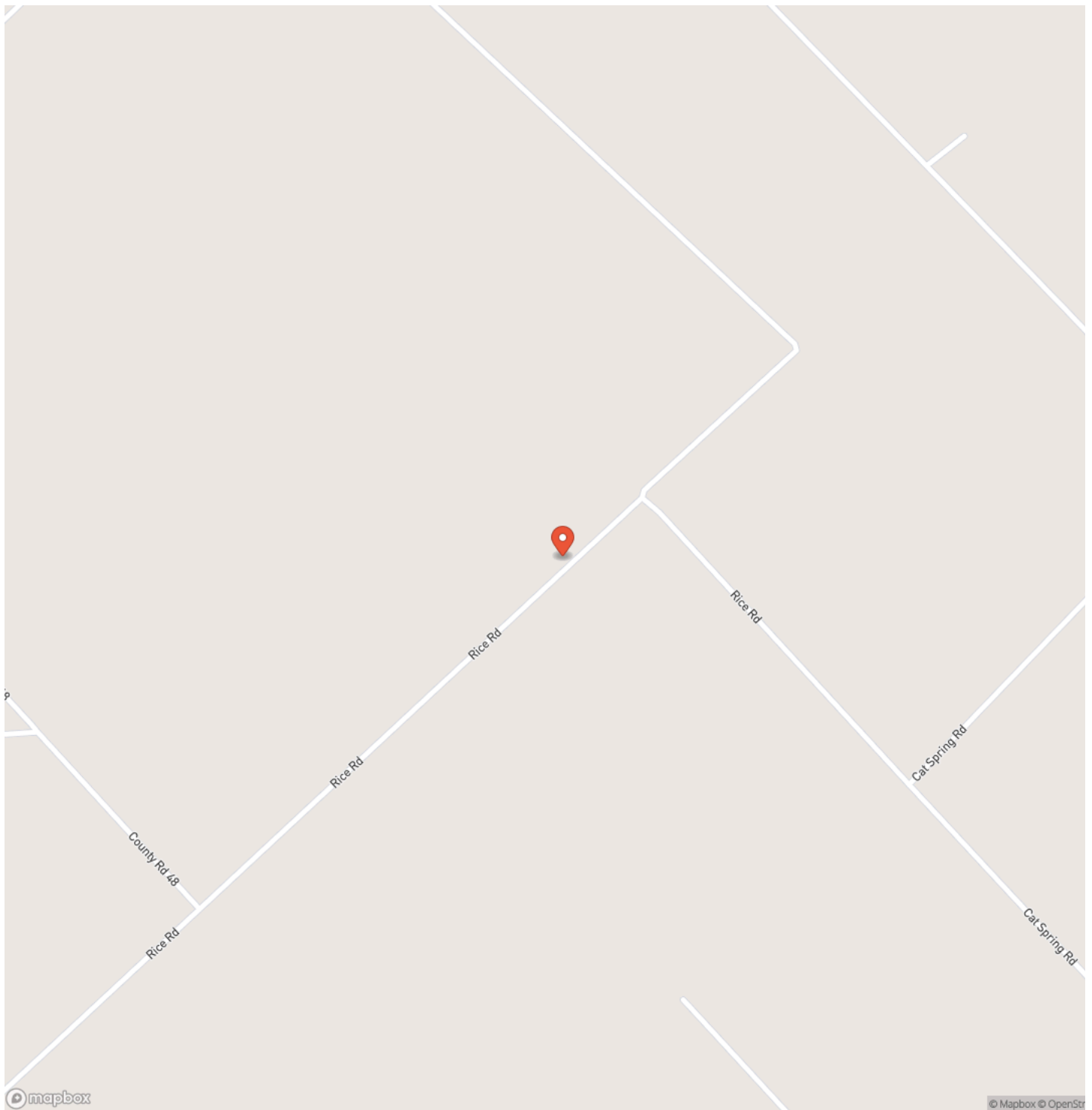
- Accessibility: With road frontage on both County Road 48 and Rice Road, this property is easily accessible and conveniently located just minutes from the I-10 corridor.
- Wildlife Abundance: The land is diverse with wildlife, including deer, dove, ducks, quail, teal, and geese, making it a hunter's paradise. Enjoy unparalleled opportunities for outdoor recreation and wildlife observation.
- Agricultural Potential: Currently utilized as a cattle ranch, the property features cattle pens and barns, offering the ideal setup for livestock management. The land is fenced and complemented by a canal and four water wells—three commercial and one residential—ensuring ample water supply for agricultural needs.
- Topographical Diversity: A notable elevation changes of approximately 15 feet from northwest to southeast adds to the property's appeal for proper drainage.
- Future Investment: This tract is not only ideal for immediate use but also represents a fantastic buy-and-hold opportunity for future development, given its prime location and surrounding growth prospects.

Whether you're seeking a private hunting retreat, a thriving cattle operation, or a strategic investment for the future, this generous acreage in Colorado County offers lots of potential. Don't miss the chance to own a piece of Texas land rich in resources. Contact us today for more details or to schedule a viewing!

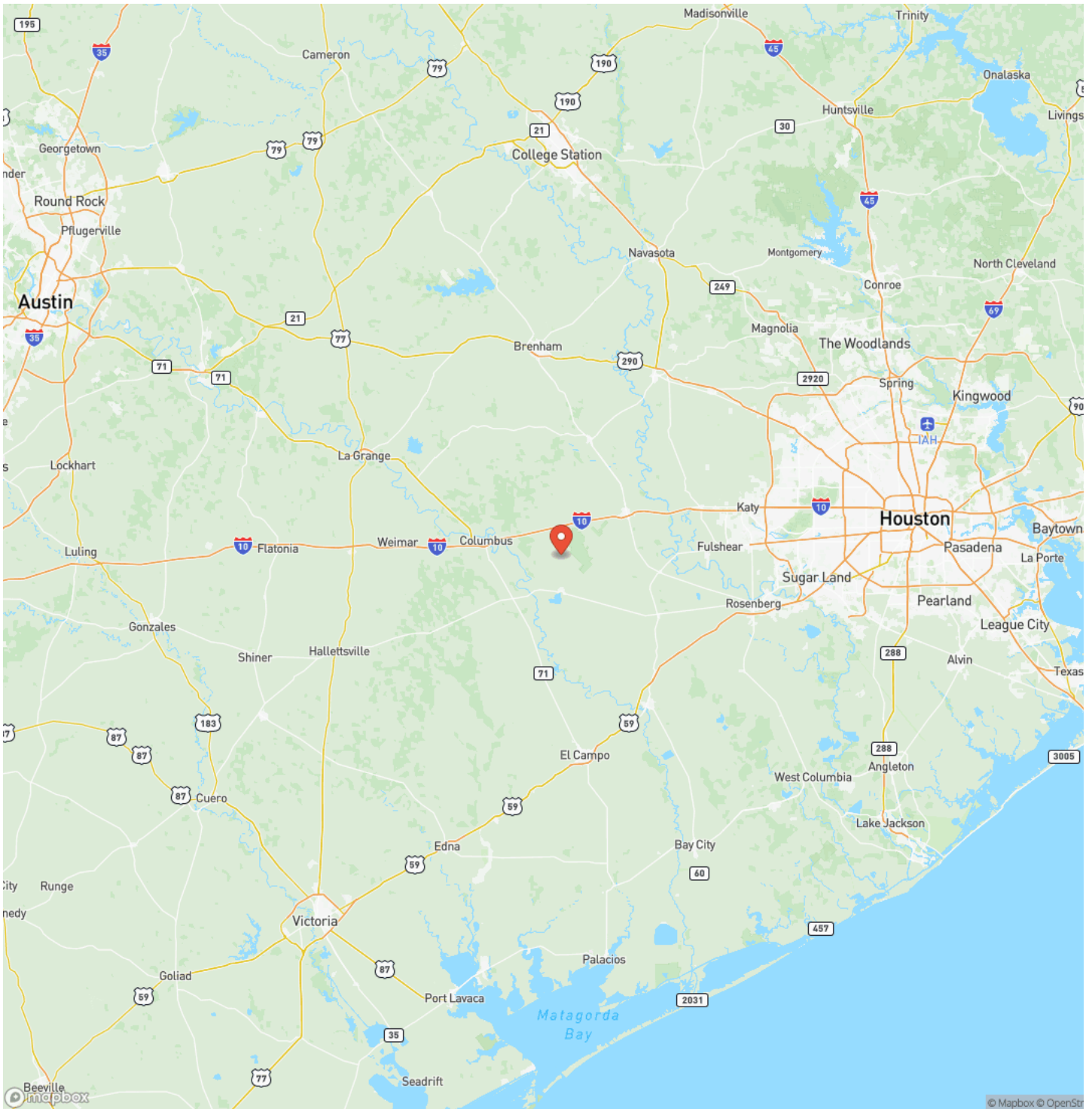
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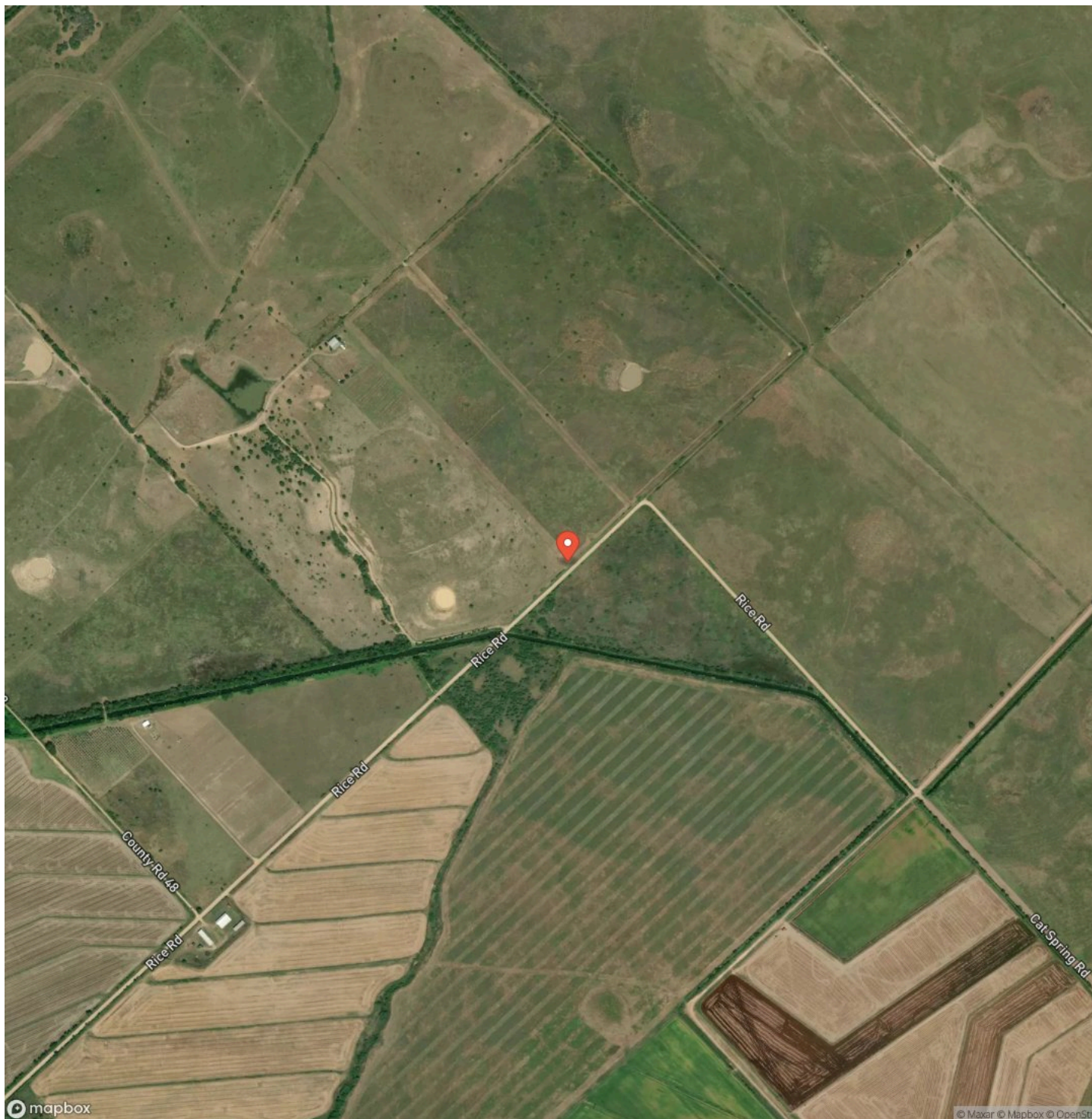
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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.

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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