

11934 US-77 in Hallettsville
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Hallettsville, TX 77964

\$1,207,212
96.570± Acres
Lavaca County



11934 US-77 in Hallettsville
Hallettsville, TX / Lavaca County

SUMMARY

Address

11934 US-77

City, State Zip

Hallettsville, TX 77964

County

Lavaca County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

29.274506 / -96.971626

Acreage

96.570

Price

\$1,207,212



PROPERTY DESCRIPTION

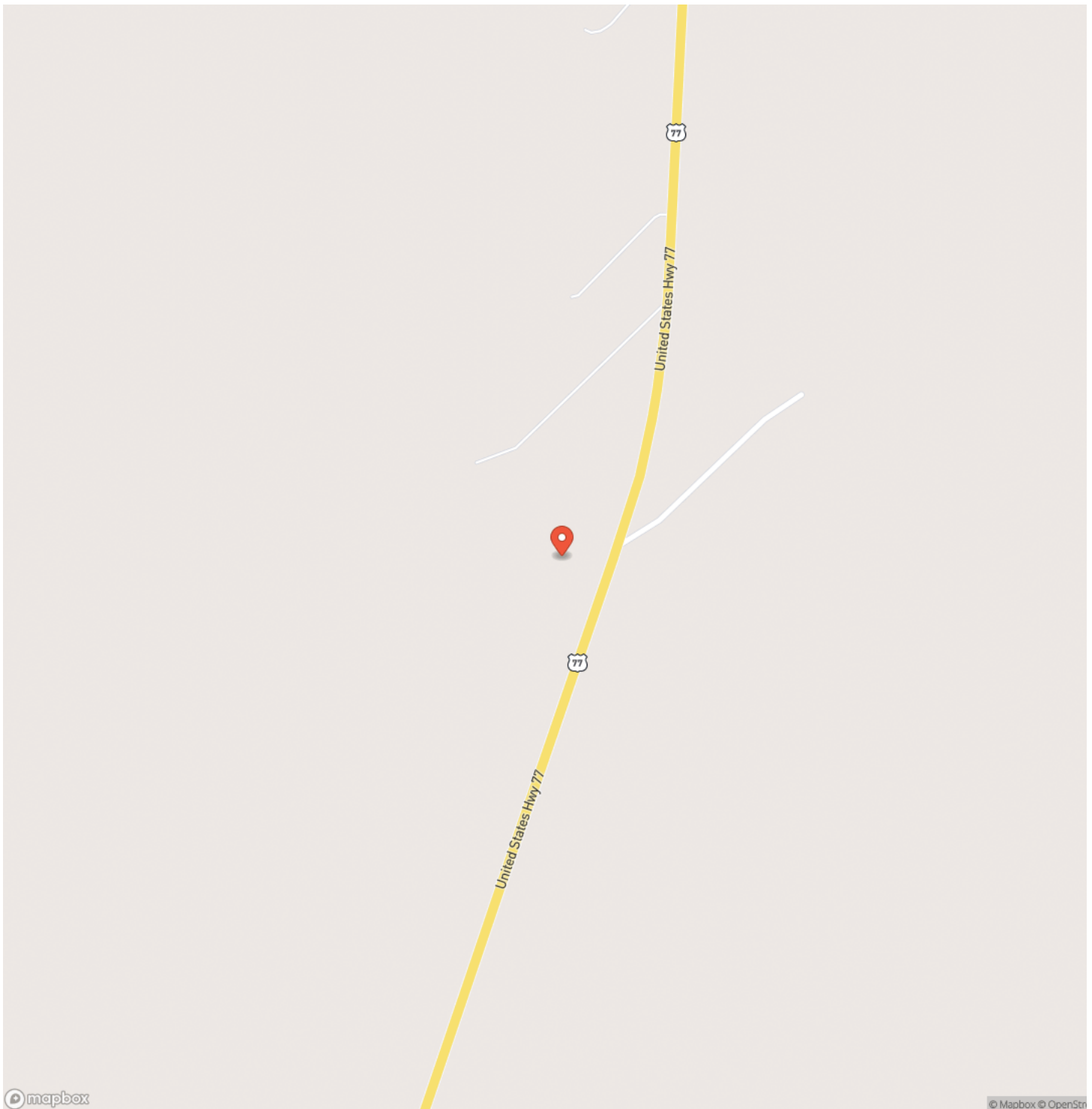
Nestled in the heart of picturesque countryside, this +/- 96-acre cattle and recreational ranch offers a unique opportunity to embrace the beauty of nature while enjoying the benefits of ranch living. Located in the outskirts of Hallettsville, with the option to purchase an additional 400 acres, this expansive property offers a perfect homesite for a peaceful rural lifestyle while remaining accessible to nearby towns and amenities.

The ranch features an abundance of beautiful live oak trees amongst the rolling terrain, ample pastureland ideal for cattle grazing, with access to freshwater along Clark's Creek. Beyond its agricultural potential, this property offers a diverse range of recreational opportunities. Explore endless possibilities such as hunting, horseback riding, ATV adventures for all those outdoor enthusiasts. There is an abundance of wildlife such as White-tailed deer, hogs, turkey, and dove. The property is Ag Exempt.

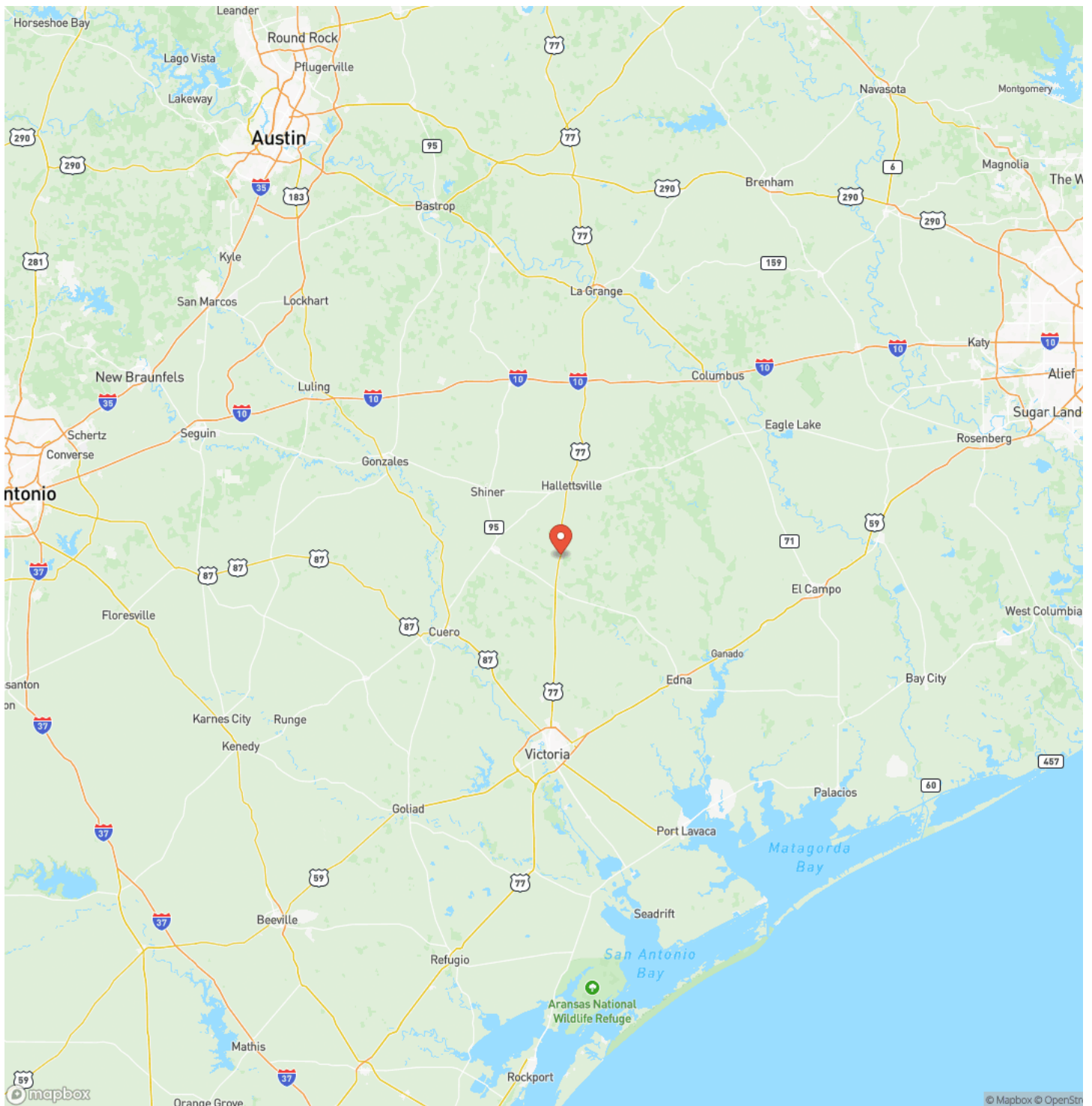
This Ag Exempt property promises the opportunity to turn your vision into reality. Contact us today to schedule a viewing and explore the endless possibilities that await on this remarkable ranch.



Locator Map



Locator Map



Satellite Map



11934 US-77 in Hallettsville

Hallettsville, TX / Lavaca County

LISTING REPRESENTATIVE

For more information contact:



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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