

2775 CR 19A in Hallettsville
2775 CR 19A
Hallettsville, TX 77964

\$899,000
137.470± Acres
Lavaca County



2775 CR 19A in Hallettsville
Hallettsville, TX / Lavaca County

SUMMARY

Address

2775 CR 19A

City, State Zip

Hallettsville, TX 77964

County

Lavaca County

Type

Farms, Ranches, Hunting Land, Recreational Land

Dwelling Square Feet

900

Bedrooms / Bathrooms

1 / 1

Acreage

137.470

Price

\$899,000

Property Website

<https://bubelarealestate.com/property/2775-cr-19a-in-hallettsville-lavaca-texas/42591>



PROPERTY DESCRIPTION

Welcome to this unique and remote piece of real estate, perfect for outdoor enthusiasts and those seeking a tranquil getaway. +/- 137.47 acres nestled in a serene location, this property offers a range of amenities and features that cater to a variety of interests. Situated with privacy at the end of CR 19A, accessible via a gravel dirt road, this property provides the seclusion you desire with surrounding huge ranches.

The property boasts two ponds stocked with Florida hybrid perch, bluegill, and bass. Whether you're seeking the thrill of catching trophy-sized bass or simply enjoying a peaceful afternoon by the water, these ponds are sure to satisfy your angling desires.

In terms of infrastructure, there are two water wells on the property, electricity, and a 40x60 foot shop with air-conditioned living quarters complete with two attached 15'x60' covered lean-tos for the secure parking of tractors and implements.

Mineral rights are negotiable with the property and presents a unique opportunity for those interested in maximizing the potential of this real estate investment.

The presence of improved pasture adds to the diverse landscape and currently supports a thriving herd of 30 Brangus cattle. The area is renowned for its exceptional duck hunting opportunities, attracting avid waterfowl hunters. Additionally, its proximity to the coast allows for easy access to coastal fishing, with the option to store your boat in the metal building. The presence of abundant deer further enhances the appeal of the land.

In summary, this remote real estate opportunity offers a unique blend of recreational amenities, natural beauty, and convenience to the Houston Area. Whether you're an outdoor enthusiast, cattle rancher, a hunting aficionado, or a professional seeking an escape from the bustling city, this property provides the ideal retreat. This property is truly turnkey, requiring no additional work or renovations. Simply come and enjoy all that it has to offer.

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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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DISCLAIMERS

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