

\$7,818,187 - 13146 County Road 360, Louise

MLS® #426760

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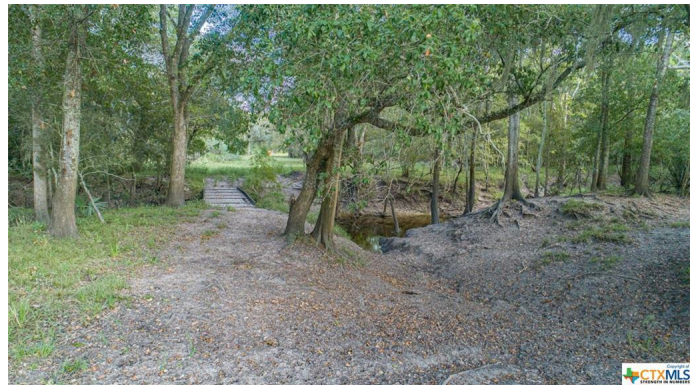
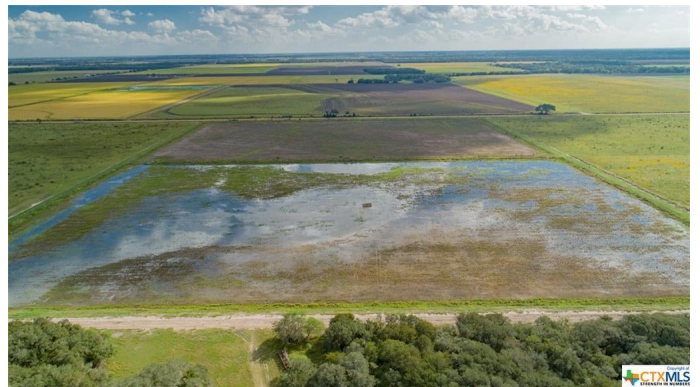
0 Bedroom, 0.00 Bathroom, 2,025 sqft

Land on 1,281.67 Acres

Abstract 152, Louise, Texas

1281 +/- contiguous acres of multi-use property 80 miles sw of Houston. Aprx 2.5 miles of road frontage on CR 360. Great investment property w/history of rice farming, currently being grazed. Wharton co. is a top rice farming county in Tx. IDEAL FOR WATERFOWL AND MIGRATORY BIRD HUNTING OPPORTUNITIES! Abundant whitetail deer*dove*

hogs*bobcat*varmints*turkey*quail. Beautiful Oaks and other native trees follow the meandering Porter Creek that flows through the property. 1/3 of the property is brush/timber, great for deer hunting. 2700sf metal building w/375sf living. 12 & 8" discharge irrig. wells*2 dom. wells*stock pens*1 +/- mile recently replaced exterior barbed wire fence & other existing fencing that is in fair to good condition*5 duck ponds*2 creek crossings*underground irrigation pipe*crop base*permit for 200 acre foot of water from creek, 533 acres grazing lease. No commitments on the property other than grazing lease. 2 pipeline easements. Mostly Edna and sandy loam soils.



Essential Information

MLS® #	426760
Price	\$7,818,187
Bathrooms	0.00
Square Footage	2,025

Acres	1,281.67
Type	Land
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	13146 County Road 360
Subdivision	Abstract 152
City	Louise
County	Wharton
State	Texas
Zip Code	77455

Amenities

Utilities	Electricity Available, Water Available
Features	None
View	Creek/Stream, Waterfront
Is Waterfront	Yes

School Information

District	El Campo ISD
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Additional Information

Date Listed	November 18th, 2020
Days on Market	201
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Professionals
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