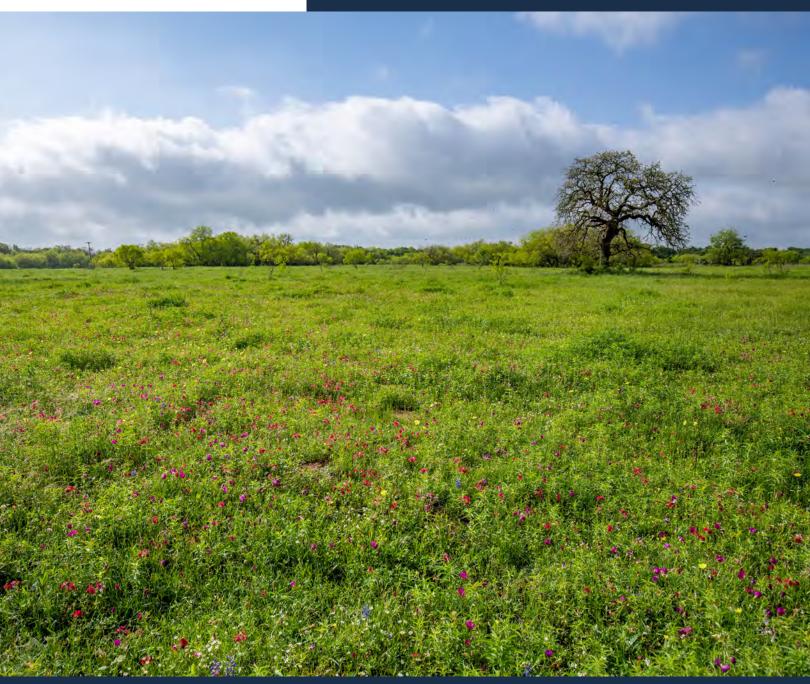


SUGAR CREEK RANCH

TBD FM 108, Wrightsboro, TX 64 Acres | \$739,000



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Dustin Preston
Realtor®- Land Specialist
dpreston@grandland.com
(281) 787-5401

PROPERTY DESCRIPTION

The Sugar Creek Ranch is a picturesque 64-acre tract in Wrightsboro, TX. With less than 5 feet of elevation change, you will find numerous spots to build your dream home. There is a large pond on the property that has been more than sufficient in supplying water to the cattle and wildlife that traverse the property. With previous oil/gas production and more to come, this property would also make for an excellent investment and recreational retreat until you're ready to build. Sugar Creek Ranch has more than 1000 feet of Paved FM-108 road frontage, making easy access.

The Sugar Creek Ranch offers 64 acres of Ag-Exempt land and over 1000 feet of FM-108 paved road frontage. There is an approximate 1-acre pond on the property with a small island on the north end. The pond has bass and perch and is fed by a natural spring and holds water year round. Wildlife observed on the property includes whitetail deer, wild hogs, migratory waterfowl, and various varmint species. Several 130 B&C class bucks have been harvested on the property over the years.

Sugar Creek Ranch is completely perimeter-fenced with five-strand barbed wire and a high fence on the West side of the property. Electric is on the property, and there is a rural water line on FM-108.

Minerals are negotiable with an acceptable offer.

The property is qualified under the Agricultural Expemption valuation. 2023 taxes were approximately \$100.

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SCAN HERE TO VIEW MORE OF SUGAR CREEK RANCH

Sugar Creek Ranch | Wrightsboro, TX

LOCATION

Gonzales County

63 miles to Victoria, 76 miles to San Antonio, 77 miles to Austin, 140 miles to Houston.

DIRECTIONS

From Smiley, travel North onto FM-108 and drive approximately 7 miles; the property will be on your right.

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TBD FM 108 Wrightsboro, TX 77082Gonzales County, Texas, 65 AC +/-



Unmapped/ Not Included



Boundary

P: 512-497-8284 info@grandland.com

100 Year Floodplain

500 Year Floodplain

Floodway

TBD FM 108 Wrightsboro, TX 77082

Gonzales County, Texas, 65 AC +/-





Grand LAND

TBD FM 108 Wrightsboro, TX 77082 Gonzales County, Texas, 65 AC +/-Holmes Hunter ement Plant Hunter Centerpoint Redwood 205 **Burdette Wells** Tilmon Black Ankle Brownsboro Isadora 183 FM 621 265 Fentress Zorn 304 FM 20 Galle 130 Caruth [130] Stairtown 183 Thompsonville Barbarosa Sandy Fork Luling 90 Ivy Switch Willow Harwood Geronimo Kingsbury nsville 130 123 Laubach Elm Grove Camp Ottine 80 FM 78 90 Seguin + KSEQ 304 Zipp FM 794 Muehlsville Belmont Smithville 90 FM 466 FM 466 Dugger **Gonzales** FM 467 Olmos Jakes Colony Cost FM 108 Dewville Wrightsboro Nockenut 97 Schoolland Union Caddo FM 77 Pilgrim 80 FM 108 Cheapside erland Springs Nixon



FM 537

Westhoff

60000

80000ft

40000

20000

Stockdale

Gray Crossing

119

Pandora

(119)

TBD FM 108 Wrightsboro, TX 77082

Gonzales County, Texas, 65 AC +/-





Boundary 1

The information contained herein was obtained from sources deemed to be reliable.
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