

# Texas Star REALTY

Presents

## Southern Colorado County Farm Land



**Rich farm land with LCRA water available.**

**\*\*\*176,000.\*\*\***

Exceptional farm land at a great price with LCRA water on site. Ready for next years rice crop. Currently in a rotation program. With a new survey. This property is off CR 114 on CR 176.

**LAND FEATURES**

Acres: 80  
Road Surface: Gravel  
Road Frontage: County  
% Wooded: 0  
% Fenced: 50  
Restricted: No  
Barn: No  
Storage Shed: No  
Horse Stalls:  
Tack Room No

Living Quarters: None  
Water Well: No  
Septic: No  
Public Water/Sewer: No/No  
Airstrip: No  
Deer Stand: No  
Deer Feeder: No  
Pond: No  
Creek: None  
Soil: Other

**TOPOGRAPHY**

Level Yes  
Sloped No  
Roll No  
River No

**OTHER**

School District: Rice ISD  
Taxes: 718.  
Other:

**Directions:** From Hwy 71 in Nada take CR 115 west. Left at CR 116. Right at CR 114. Left on CR 176. This property in on the right.



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\*All information provided is deemed reliable but is not guaranteed and should be independently verified.\*