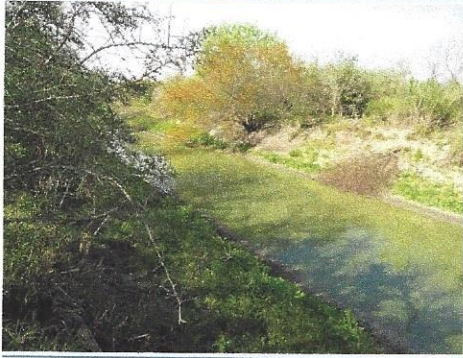


MLS #: A35307A (Active) List Price: \$107,500 (72 Hits)

0 W CR 2180 Ricardo, TX 78363



Type: Acreage (3+ acres)  
Acreage: 31-40 acres  
Bedrooms:  
Full Baths:  
Half Baths:  
SqFt +/- (Apx):

Subdivision: K T & I CO  
Area: Ricardo  
Zone:  
Rural: Yes

Lot Size (Apx)/Tax Record: 33.58 Acres      Lot SqFt (Apx): 1462744.80      Acres (Apx): 33.58  
Tax Assessment: 1800.81      Tax Year: 2019      Tax #/Account #: 19208  
Survey: No      Frontage:      Waterfrontage:      Flood Plain:  
Minerals:      Crops/Soil:      Creeks/Tanks:  
Natural Grass:      Imp Grass:      Cultivated:  
Wooded:      Wells on Property:      \$/Acre:  
Property Description: Partial Wooded, Irregular, Creek  
Leases:

Improvements: Perimeter Fence  
Special: Horses Permitted      Road Type: Dirt  
Utilities:  
Construction:

Documents Available:  
Terms: Conventional, Cash

Legal Desc: K T & I CO, BLOCK 59, LOT PT 4, 5, 10, 11, ACRES 33.58  
Public Remarks: Price is hard to beat at about \$3200 per acre! If your looking for some hunting and recreational property just south of Kingsville, come take a look. This is a polygon shaped 33.58 acre tract of land. It is land locked with a deeded easement and is surrounded by a much larger 200+ acre tract. Water on property - Jaboncillos Creek runs through it. Not very far from Baffin Bay. Fenced. Deer, hogs, javelina, ducks, quail, dove ...

Agent Information: 33.58 acre hunting and recreation land locked property with deeded easement for access. No survey. Call listing broker at 832-641-3835 for appointment.

Directions: From Kingsville take US-77 S. Turn right at West County Road 2180. Cross rail road tracks and go down to the 9th electricity pole on the right. Easement gate is at the 9th pole

Owner: Carlos E Torres and Edna C Torres

SAComm: 0%      BAComm: 3%      NonMLSSACm:      NonMLSBACm:  
Exclusive Right to Sell: Yes      Exclusive Agency:      DCA: Yes      Possession: Funding  
Occupant:      Showing Instructions: Call Listing Office  
Display on Internet: Yes      Display Address: Yes      Allow AVM: No      Allow Comments: No  
Original List Price: \$115,000      Days on Market: 130

Listing Office: Hanna Realty (#:83)      Listing Agent: Fred Hanna (#:1)  
Main: (832) 641-3835      Agent Email: fhanna2@gmail.com  
Fax:      Contact #: (832) 641-3835

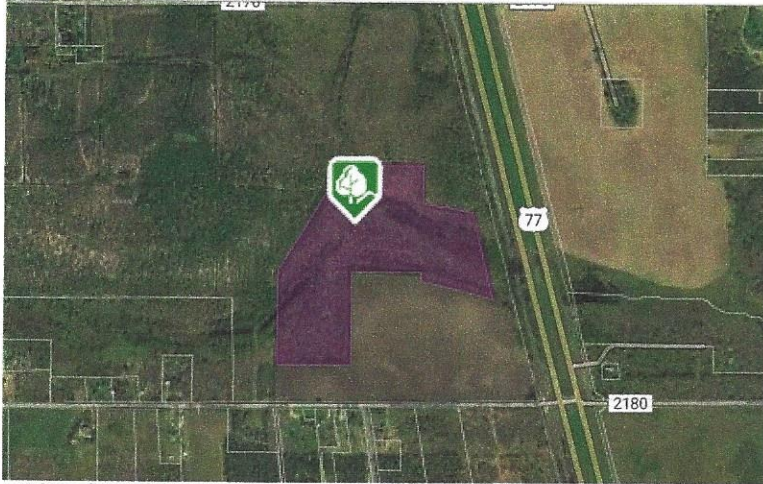
Information Herein Deemed Reliable but Not Guaranteed  
MLS #: A35307A



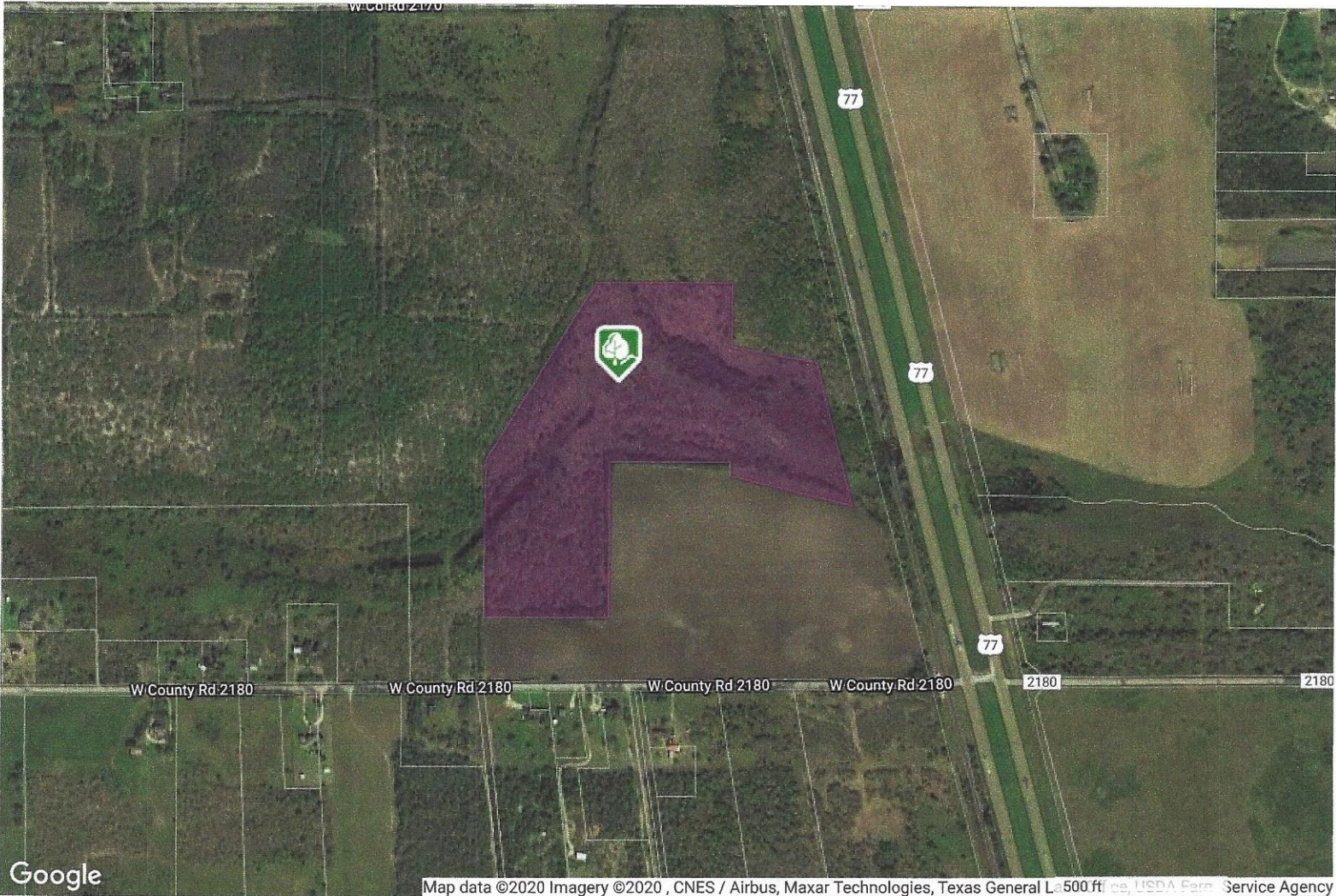
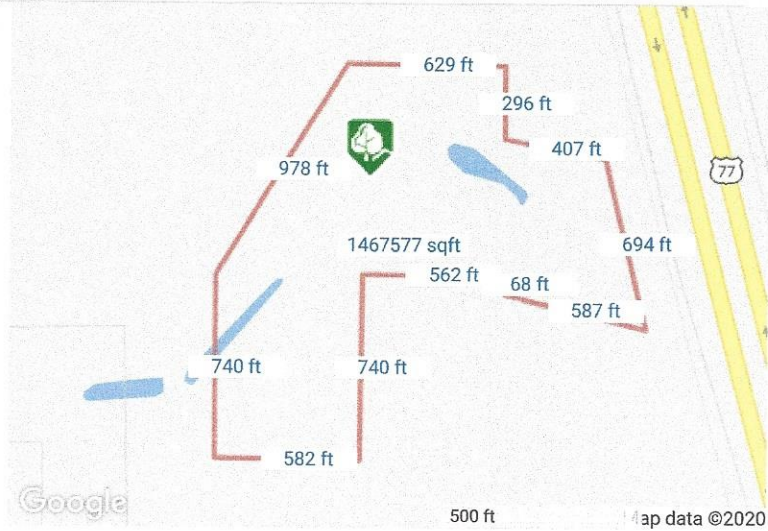
All Properties 360 Property View

0 W CR 2180, Other, Texas 78363 Kleberg County

Parcel Map



Map data ©2020 Imagery ©2020, CNES / Airbus, Maxar Technologies, Texas General Land Office, USDA Farm Service Agency



Google

Map data ©2020 Imagery ©2020, CNES / Airbus, Maxar Technologies, Texas General Land Office, USDA Farm Service Agency



Imagery ©2020 Maxar Technologies, Texas General Land Office, Map data ©2020 100 ft

Property is landlocked with deeded easement for access. The easement tract transfers with the sale of the 33.58 acre tract. Picture shows the approximate easement from the gate at W CR 2180 to property gate.

All Properties 360 Property View

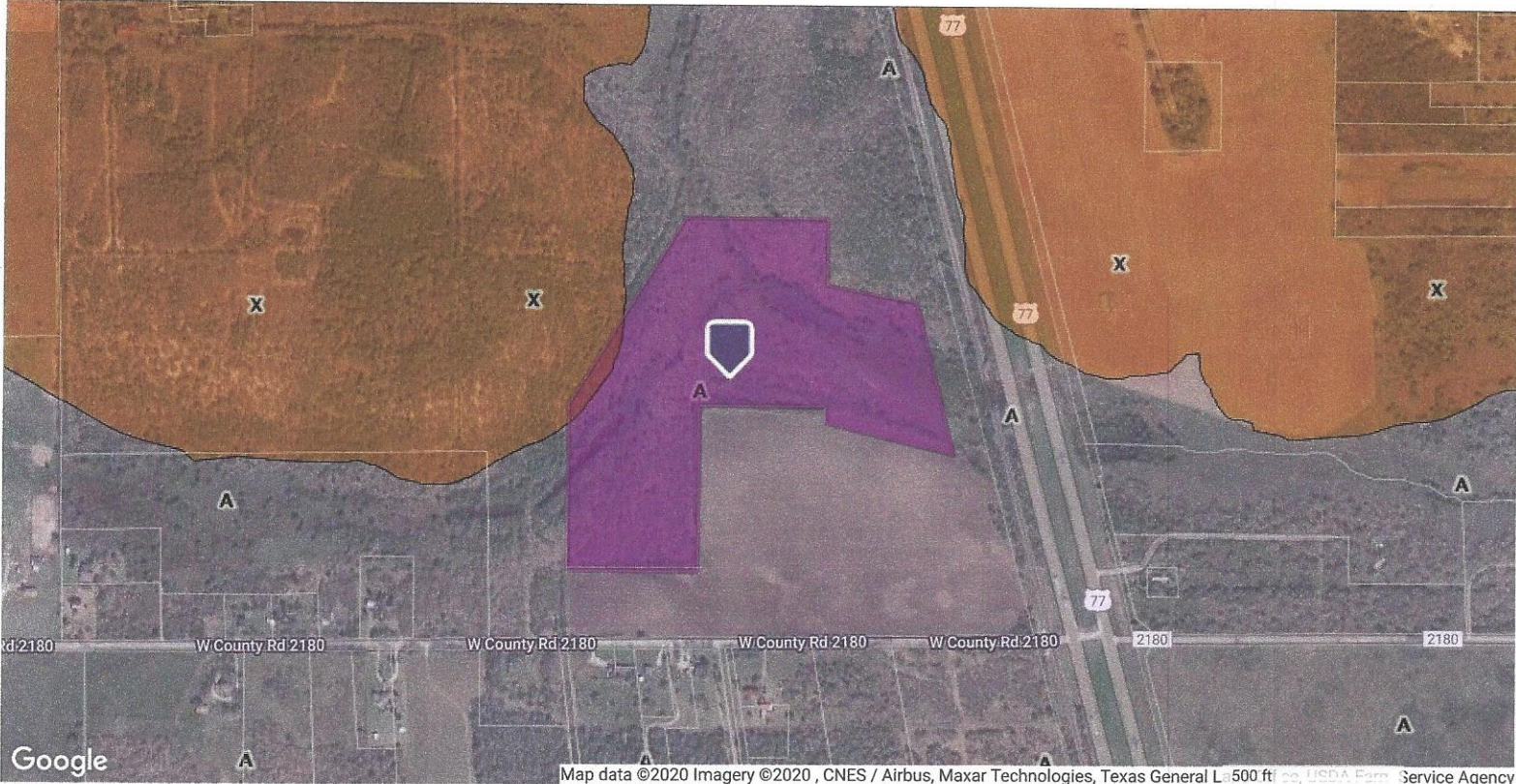
0 W CR 2180, Other, Texas 78363 Kleberg County

Flood Map

Flood Zone Code: **A**  
Flood Zone Date: **03/17/2014**  
Flood Zone Panel: **48273C0325E**  
Flood Code Description: **Zone A-An Area Inundated By 100-Year Flooding**

Special Flood Hazard Area (SFHA):  
Within 250 Feet of Multiple Flood Zone:  
Flood Community Name:

**In**  
**No**  
**KLEBERG COUNTY**



Map data ©2020 Imagery ©2020, CNES / Airbus, Maxar Technologies, Texas General Land Office, USDA Farm Service Agency

- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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