

J. Frank



**MONK** REAL ESTATE

**\$632,000.00**



*160 Acres~FM 3013*

*Eagle Lake, Texas*

#983

Texas rice and grain Farm that neighbors the Attwater Prairie Chicken National Wildlife refuge in Eagle Lake, Texas. The 160 acre farm and ranch is a combination of agriculture and hunting all on the same property. This property offers some of the best water fowl hunting in Texas as well quality deer hunting . The Middle Bernard Creek which is on one side of the parcel along with the partially wooded terrain provide a perfect habitat for deer and wildlife. There is 130 acres of crop land of which 84.4 acres is USDA farm base, producing long grain rice, grain sorghum and wheat. The land has an abundance of TX Farm to Market Rd 3013 frontage. This is a great find in Colorado County.

*J. Frank*

**MONK REAL ESTATE**

*"On The Square"*

10 N. Holland  
Belville, TX 77418

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**MONK** REAL ESTATE



<b>FM 3013, Eagle Lake, TX 77434</b>		<b>160 acres</b>		<b>\$632,000.00</b>	
<b>Property Type</b>	<b>Acreage</b>	<b>Acreage</b>	<b>160.00</b>	<b>County</b>	<b>Colorado</b>
<b>Estimated Taxes</b>	<b>\$1557 w/o exemp/CAD</b>	<b>Improve-</b>		<b>Nearest town</b>	<b>Eagle Lake</b>
<b>Minerals</b>	<b>None</b>	<b>Soil</b>		<b>School Dis-</b>	<b>Rice CISD</b>
<b>Royalties</b>	<b>None</b>	<b>Trees</b>	<b>Some</b>	<b>Hunting</b>	<b>Yes</b>
<b>Road</b>	<b>Paved HWY/FM 3013</b>	<b>Terrain</b>	<b>FLAT</b>	<b>Creek Front</b>	<b>Middle Bernard</b>
<b>Restrictions</b>	<b>None</b>	<b>Grasses</b>		<b>Easements</b>	<b>NONE</b>
<b>Terms</b>	<b>CASH OR CONVENTIONAL LOAN</b>				

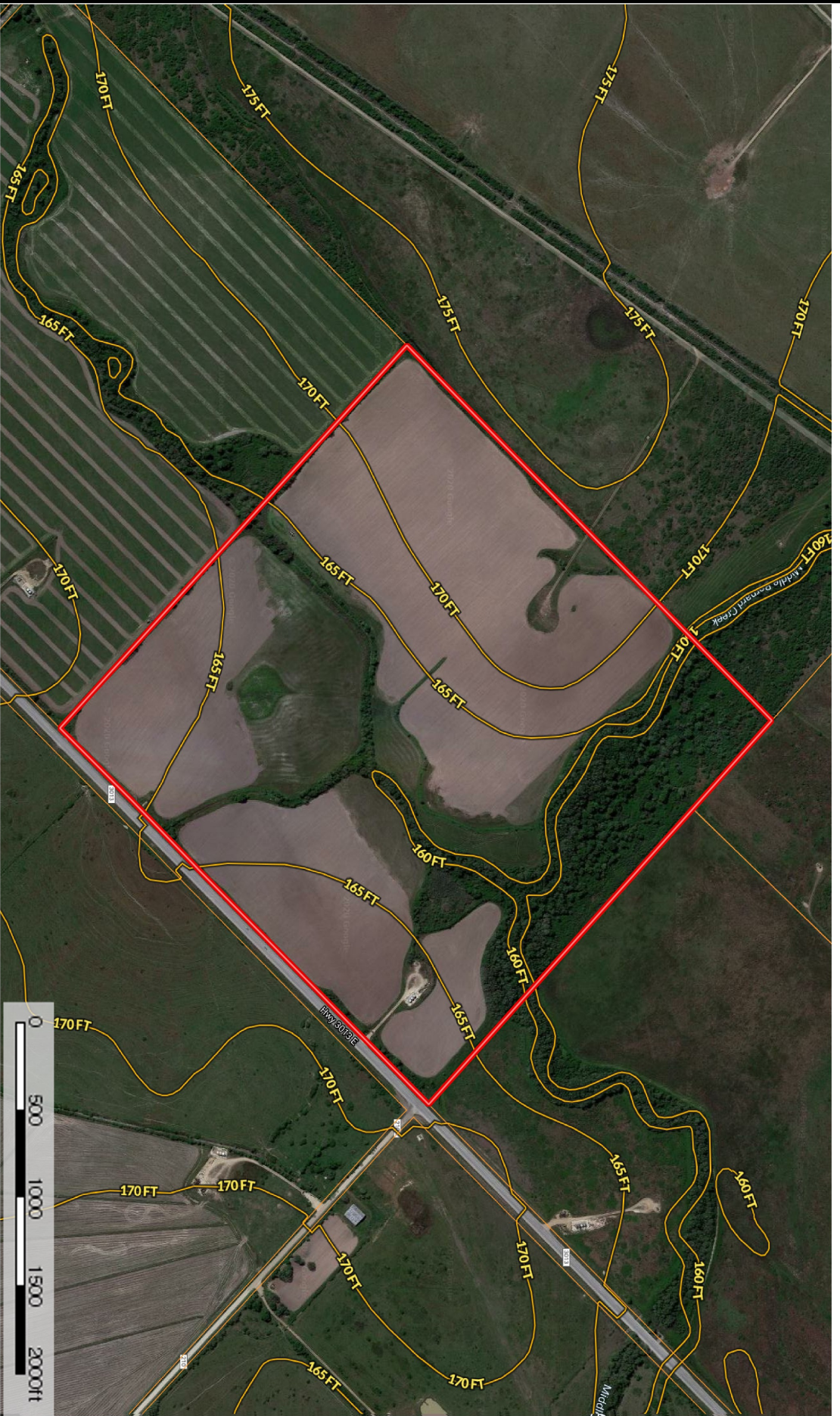
\*Specification accuracy is not guaranteed, but approximated to the best of our knowledge.

**Directions:**

From Sealy, TX. take I-10, turn right on HWY 90 W, .7 mi turn left on FM 3538, 3.5 mi turn right on FM 3013, 11.42 mi destination is on the right.



**Rabel FM 3013**  
Texas, AC +/-



 Boundary

**J Frank Monk Real Estate**  
P: (979)-865-3558    monkre@att.net    10N Holland St, Bellville, TX 77418



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