

Presenting  
+/- 219.035 acres FM 949  
Cat Spring, TX 78933

*What a rare opportunity to own a large parcel of land in the highly sought after Cat Spring area. This ranch offers +/- 219.035 prime acres just 2.6 miles North of I-10, that is all set up for your cattle business. Rotational grazing consisting of 15 pastures (See Layout) with lanes for easy movement of cattle. Improved grasses to include Coastal Bermuda and Jiggs Bermuda. Water well and electricity are all in place plus an extensive electric fencing system. Water is piped to each pasture. For your convenience there is a cattle chute and pen area close to the front of the property. A pond sits towards the back of the property and a wet weather creek clips the southern boundary. Don't want a cattle operation? No problem you will have an amazing ranch that awaits you to build you new home with spectacular views. Nice elevation changes. Developers, this is a perfect opportunity for a much needed new subdivision in this area with easy access to I-10.*

*So many possibilities!!*

***Seller is willing to split the parcel as follows:***

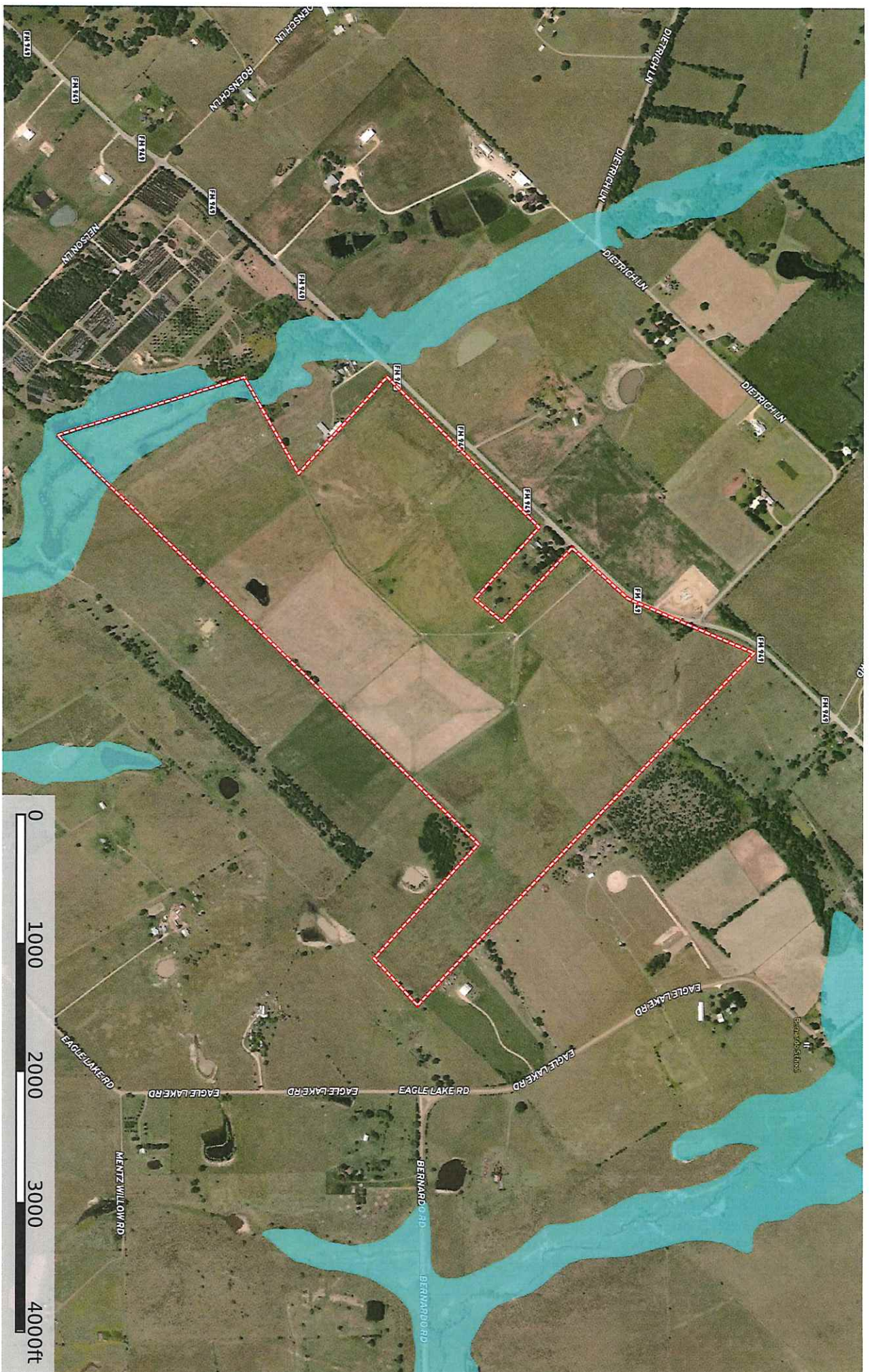
***Tract One - 47.590 acres \* Tract Two - 171.445 acres***

***Or Entire 219.035 acres***

*See Aerial View*

***All information is deemed to be accurate but should be independently verified.***

219.035 acres FM 949, Cat Spring, TX 78933  
Texas, AC +/-

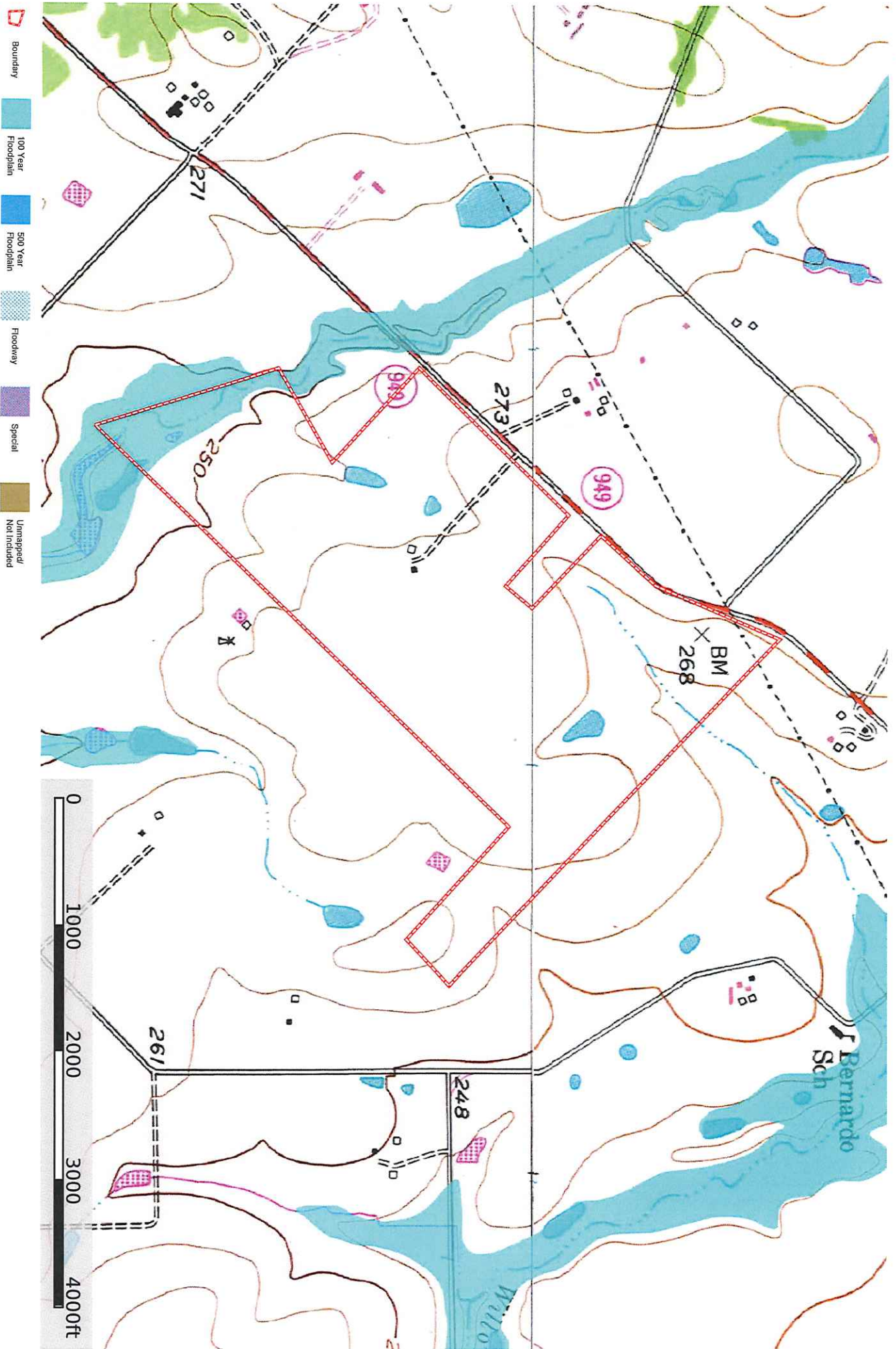


- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

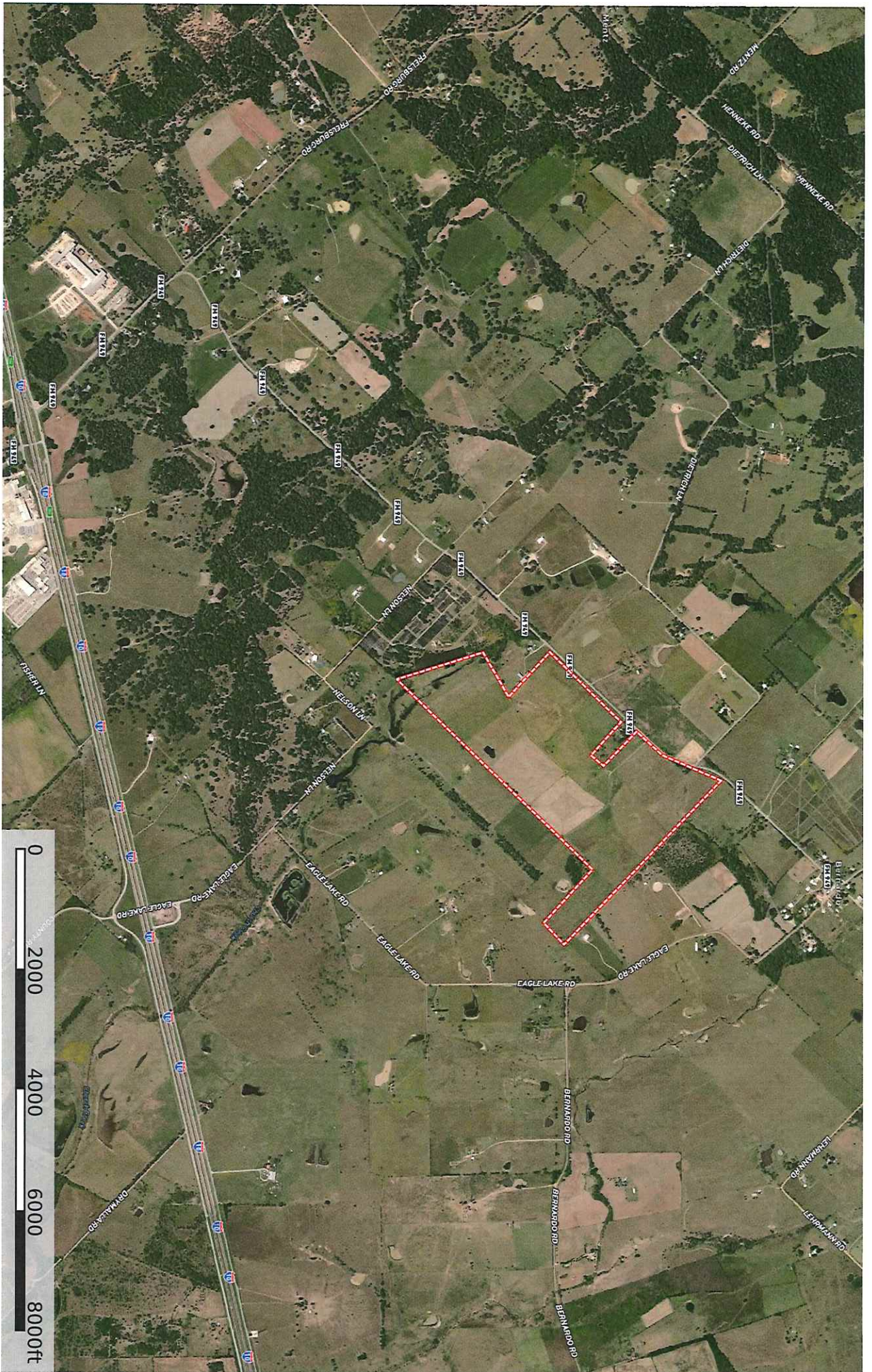


This information contained herein was obtained from sources deemed to be reliable. MapInfo Services makes no warranties or guarantees as to the completeness or accuracy thereof.

219.035 acres FM 949, Cat Spring, TX 78933  
Texas, AC +/-



219.035 acres FM 949, Cat Spring, TX 78933  
Texas, AC +/-



Boundary

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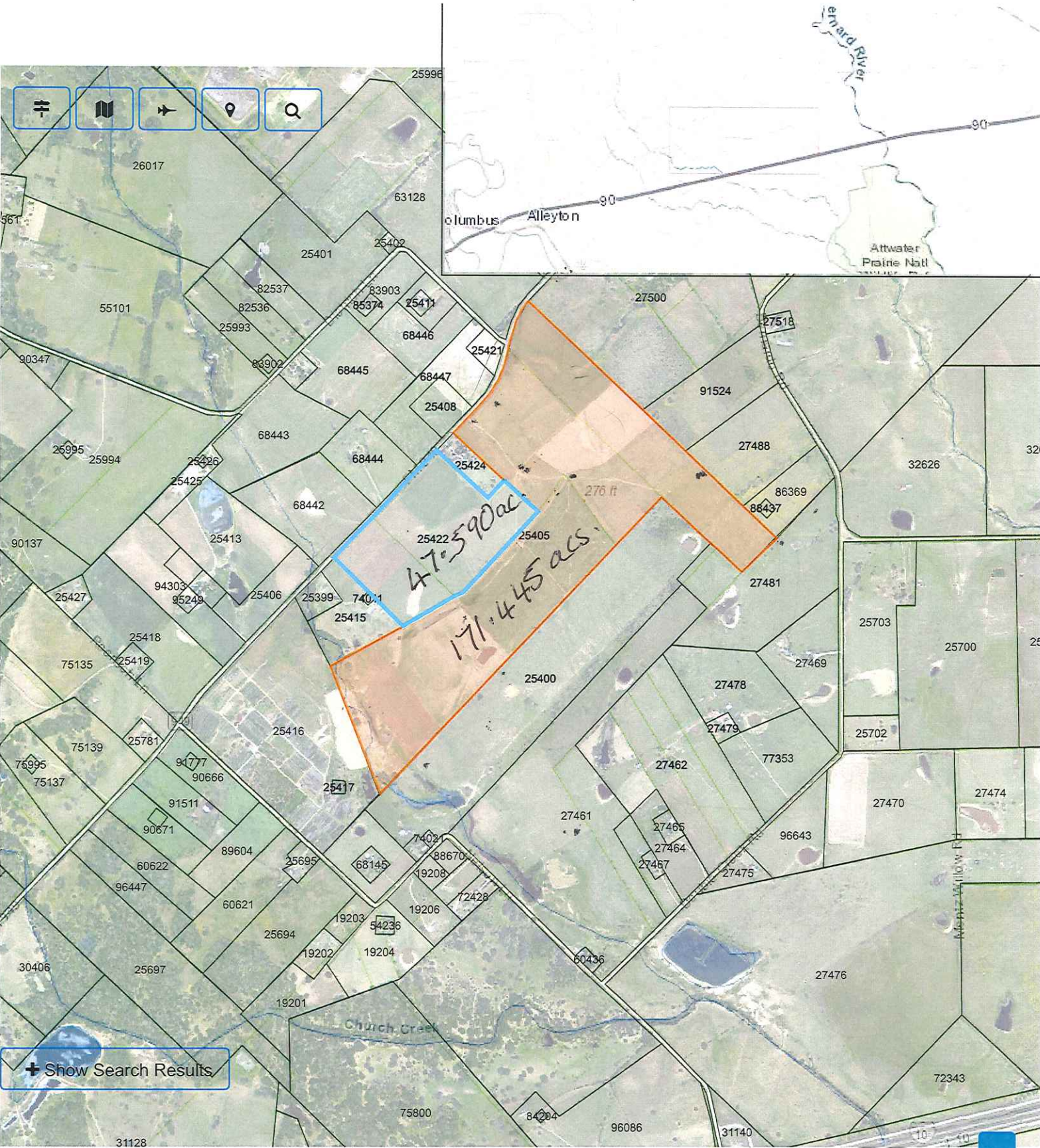


FM 949

sets

Satellite



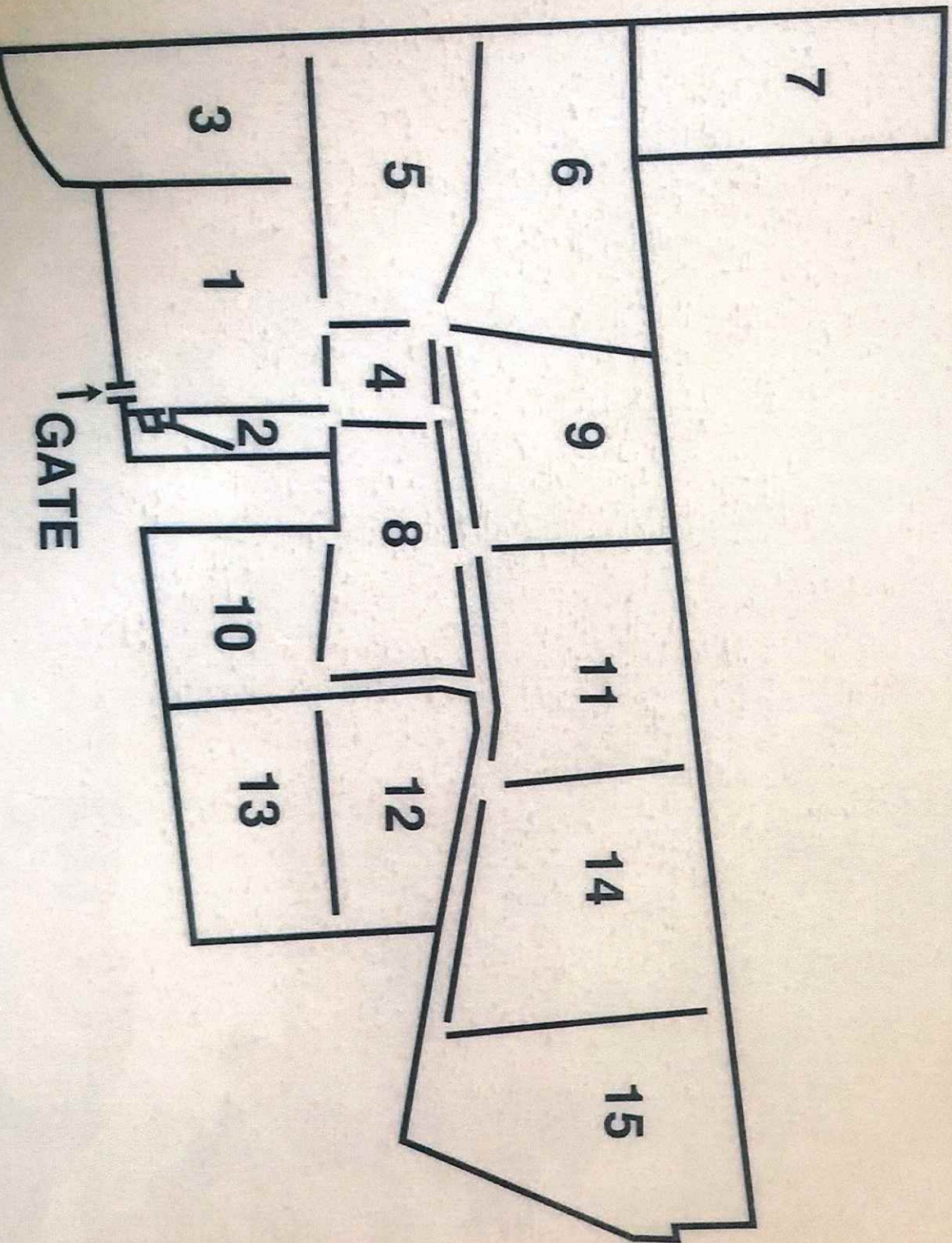


Blue +/- 47.590 acs  
 Orange +/- 171.445 acs.  
 Both = +/- 219.035 acres

Fm 949.



**BERNARDO FM 949 - NORTH  
TRAPS NUMBERED FROM NORTH GATE**



- ACRES**
- 1=15
  - 2=3
  - 3=12
  - 4=4
  - 5=16
  - 6=24
  - 7=14
  - 8=13
  - 9=12
  - 10=10
  - 11=18
  - 12=12
  - 13=13
  - 14=25
  - 15=28