

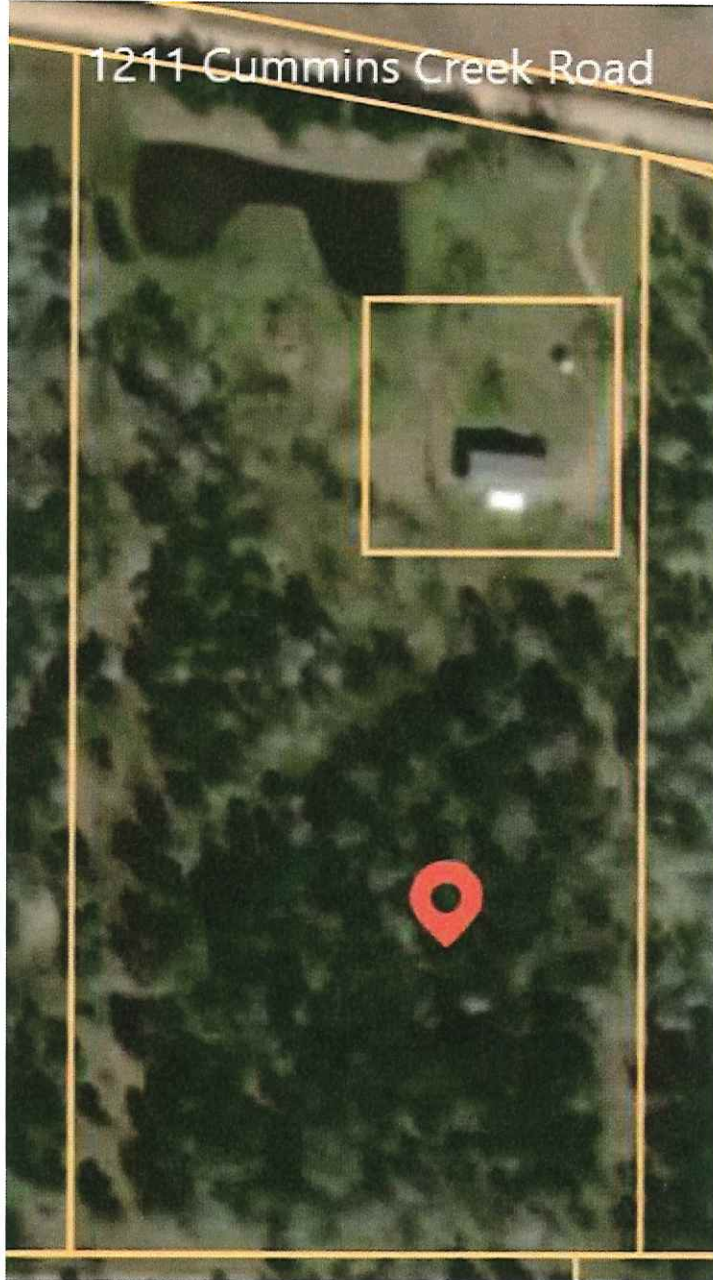
Presenting
1211 Cummins Creek Road
New Ulm, TX 78950

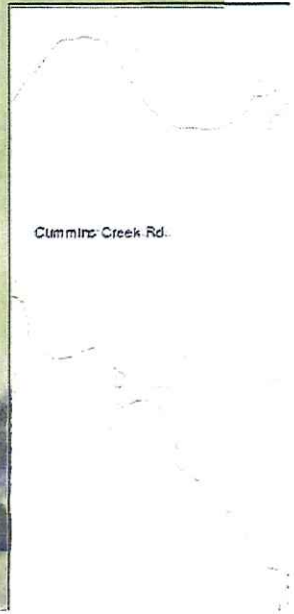
Located in the rolling hills of the Frelsburg area of Colorado County, you will find this beautiful 10 acre tract that is +/- 75 % wooded with some trails already cut through the woods for your morning walk. This parcel has it all as the hard work has already been done! Situated towards the front of the property you will find an immaculate, nicely appointed 2014 Clayton manufactured home with 2040 sq. ft., offering a spacious living room, a fantastic island kitchen with an amazing amount of storage cabinets and counter space, 5 nicely sized bedrooms, 3 bathrooms, dining area and a laundry room with large utility sink and room for extra fridge/freezer. Relax on the back deck and view the abundant wildlife that call this area home! Up front there is a delightful pond for fishing and YES, the parcel carries an agricultural wildlife tax exemption that keeps your taxes low. A super handy small storage shed houses your lawn equipment and tools. The septic system was replaced approximately 9 years ago and the water well was totally reworked 9 years ago. Lots of dining opportunity close by and "The Falls" Country Club and Resort just a short distance away. This manageable property awaits new owners to make memories here! The peace and quiet you have been looking for can be found on this quiet country road in Northern Colorado County.

Call to Schedule your private showing on this amazing property!

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

1211 Cummins Creek Road





Show Search Results



10 AC
1211 Cummins Creek Rd

KAY
TJ



COLORADO COUNTY TEXAS
 PETER PAPER SURVEY
 PLAT NO. 100
 SCALE 1" = 200'
 JUNE 25, 1934
 JUNE 16, 1937

25.0 AC.

20.00 ACRES

10 AC

2.25 AC.

24.369 Acres

INITIAL P.P.

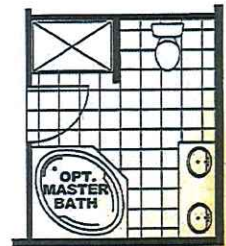
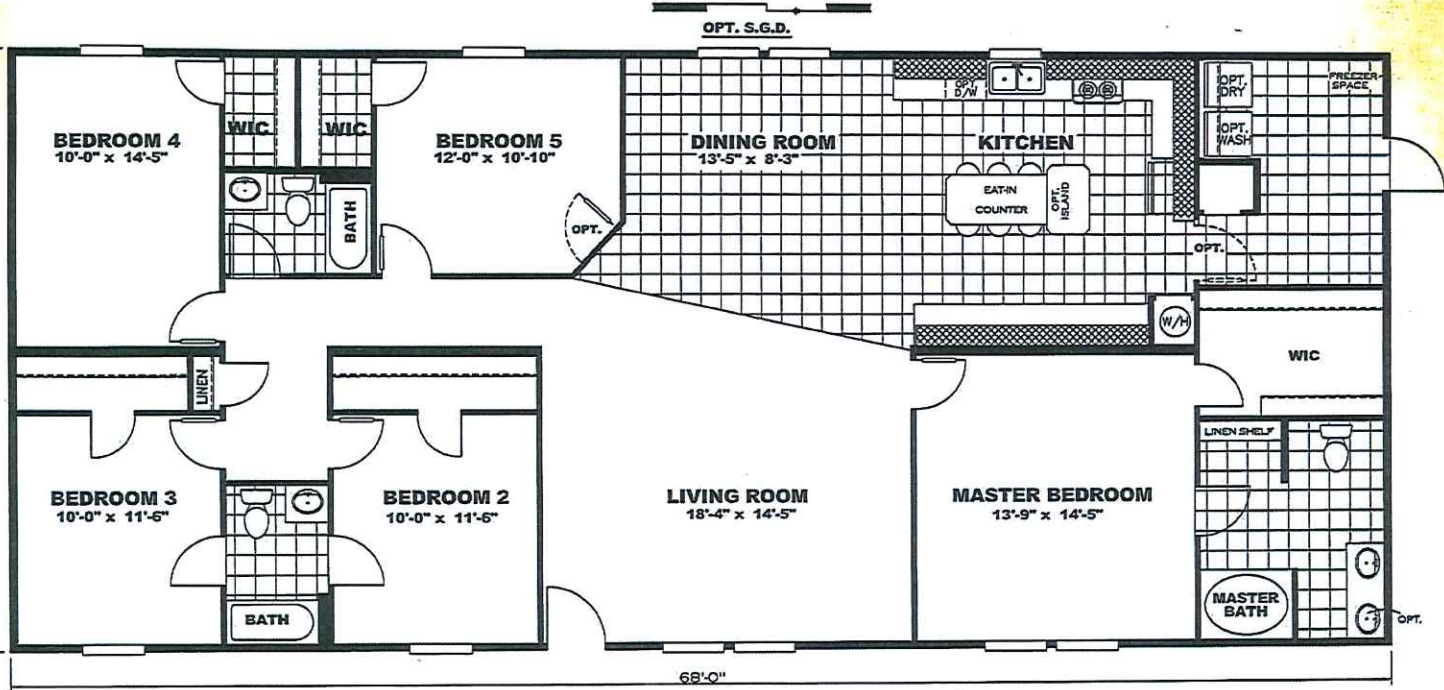
KAY

TJ

COL32685V

**5 Bedroom - 3 Bath
32x68 - 2,040 sq. ft.**

** modifications
may have been
made.*



Silverback

National Flood Hazard Layer FIRMette



96°35'30"W 29°51'45"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map; Ortholmagemy: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRts
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 6 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/14/2023 at 6:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Authentisign
TJG

Authentisign
KAY