

WATERFRONT LAND | 200 ACRES Tres Palacios Ranch | Collegeport, TX



PRESENTED BY:

Jess Buenger | jbuenger@riverstonecre.com | 979-431-4400 ext. 103 Jim Jones | jjones@riverstonecre.com | 979-431-4400 ext. 102

They're not making any more waterfront land!

<u>Over half a mile</u> of Tres Palacios Bay frontage and located just north of the peaceful town of Collegeport, and just a quick boat ride across the bay from Palacios.

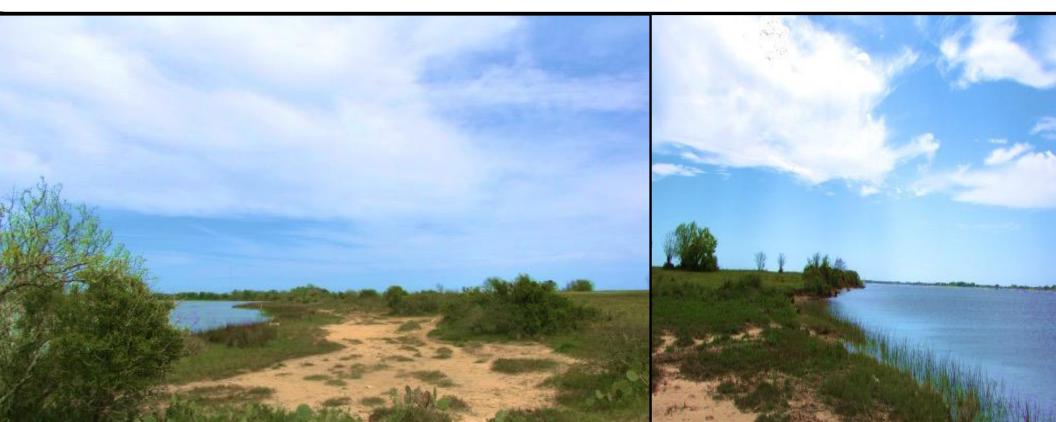
This ~200-acre property provides opportunity to run cattle and to hunt whitetail, hogs, dove, ducks, geese, quail!

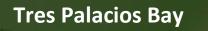
Catch trout, flounder, and tailing redfish right off your own natural beach! Shoreline and some natural marsh with native grasses make for an awesome wildlife habitat. Easy boating over to Matagorda bay as well.

Awesome, natural shoreline features "Pepper Hill", which is said to be the highest point in Matagorda County!

Property is located on River Road (over 1,500' of frontage). Cattle tenant could remain in place if desired.

Located only an hour and a half from southwest Houston and just ~30 minutes from Matagorda.





Pepper Hill

Cemetery

River Rd.

PROPERTY BOUNDARY AERIAL MAP





JESS BUENGER 979-431-4400 ext. 103 jbuenger@riverstonecre.com