



C.E. Muegge
Real Estate

CR 12848 Hwy 60 S, Wharton.
35.924 acres \$10,160/ac



DESCRIPTION: Perfect small ranch ready for your dream home currently in ag exemption! Elevated house pad and 3 driveways. Two nice lakes accessed by a walking bridge and already stocked with catfish. Improved pasture and over 100 live oaks with irrigation system. Property has two water wells and working cattle pens! Great subdivision potential just minutes from all the development in the Bay City area. Over 1800' of frontage along Hwy 60 and CR 147.

DIRECTIONS: From Wharton, Hwy 60S towards Bay City. Drive approximately 10 miles and property will be on your left.

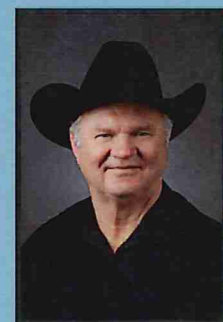
Acres:	35.924 acs
Current Use:	Grazing & recreation
Shape:	Rectangular
Improvements:	2 water wells (one electric/one gas), cattle pens, house pad, 3 driveways
Property Roads:	None
Road Frontage:	App. 1800' on both Hwy 60 & CR 147
Flood Zone:	Zone X
Topography:	Level
Drainage:	Good
School District:	Wharton ISD
Soil Type:	Edna Loam
Minerals:	None

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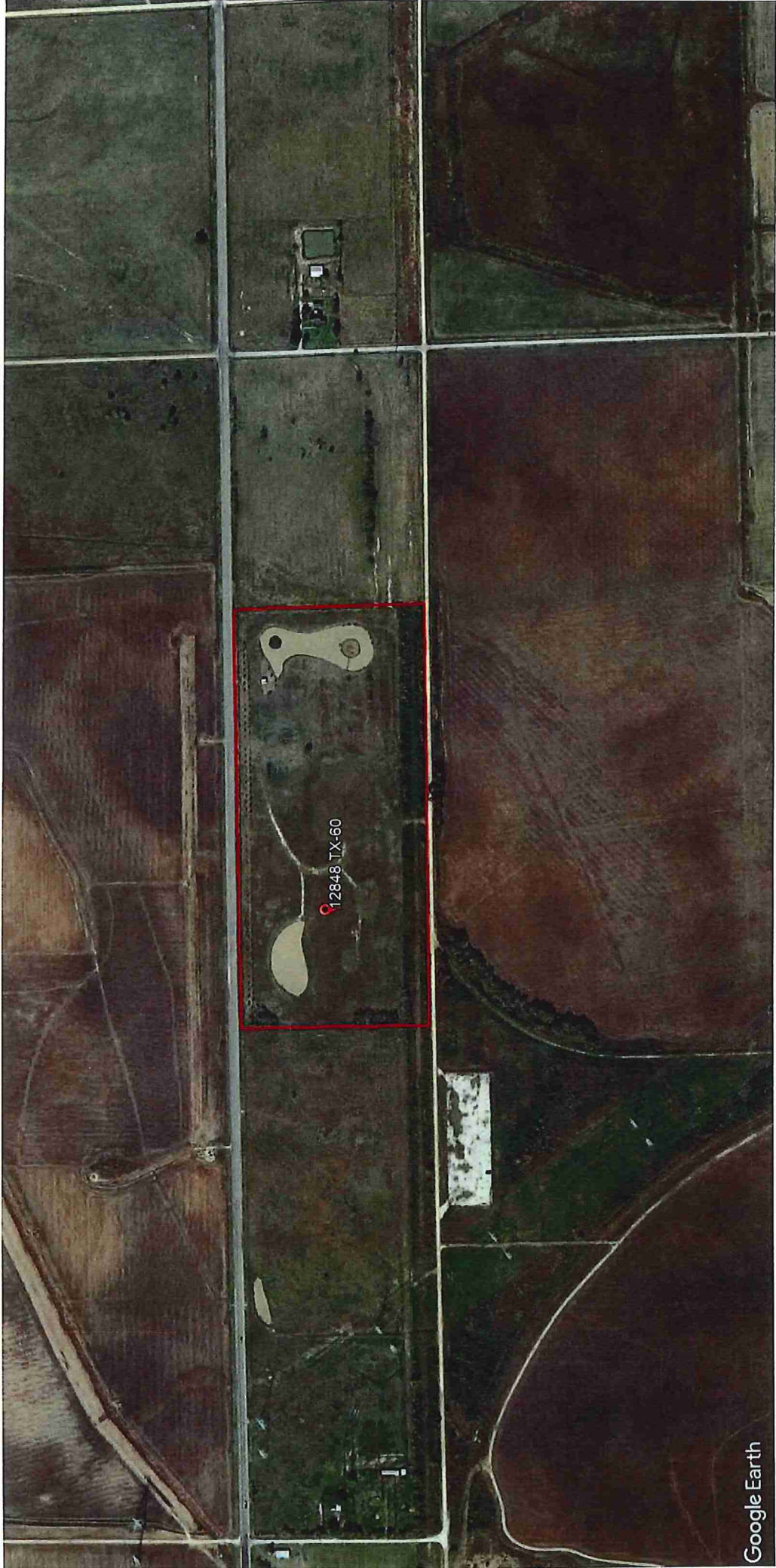
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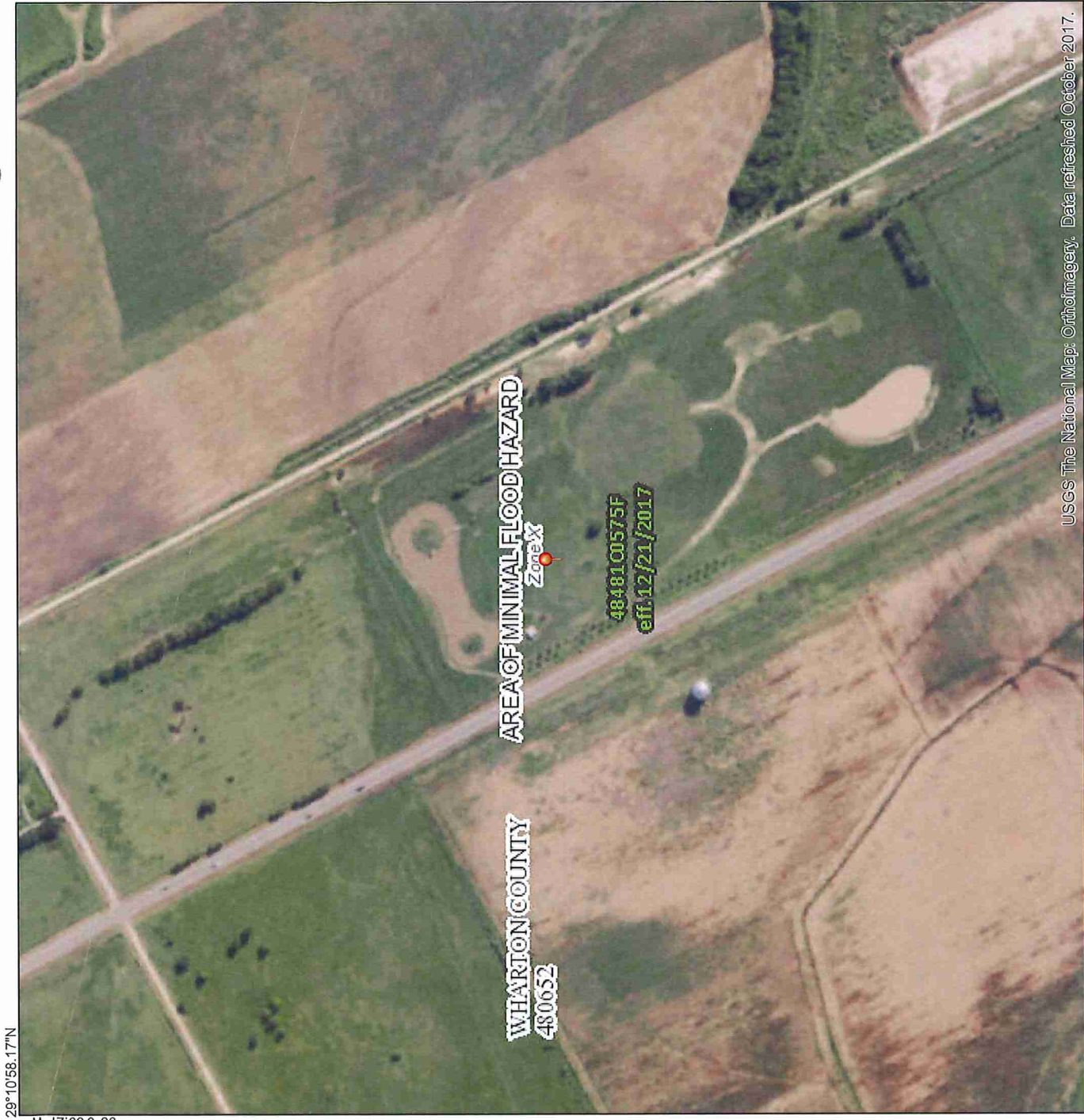


National Flood Hazard Layer FIRMette



29°10'58.17"N

W.72.2'63.0.96



USGS The National Map: Orthoimagery. Data refreshed October 2017.

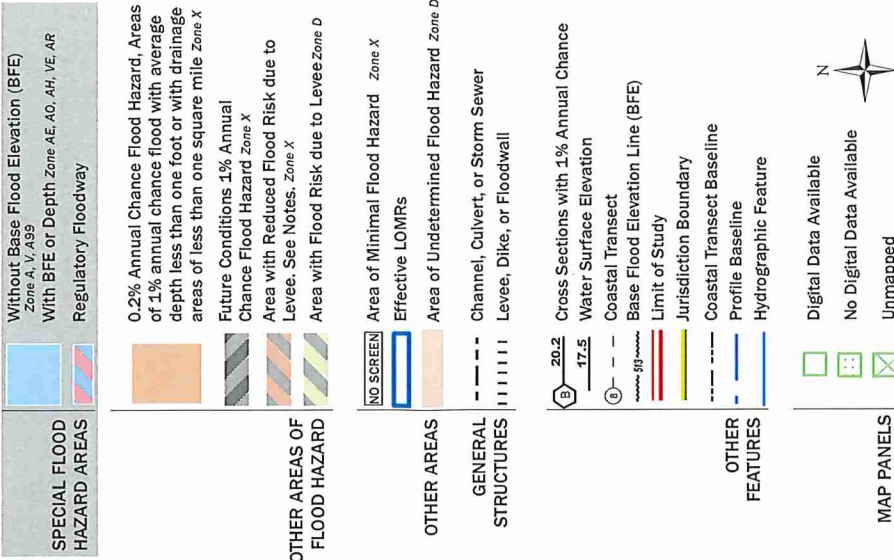


29°10'26.76"N

96°0'1.81"W

Legend

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



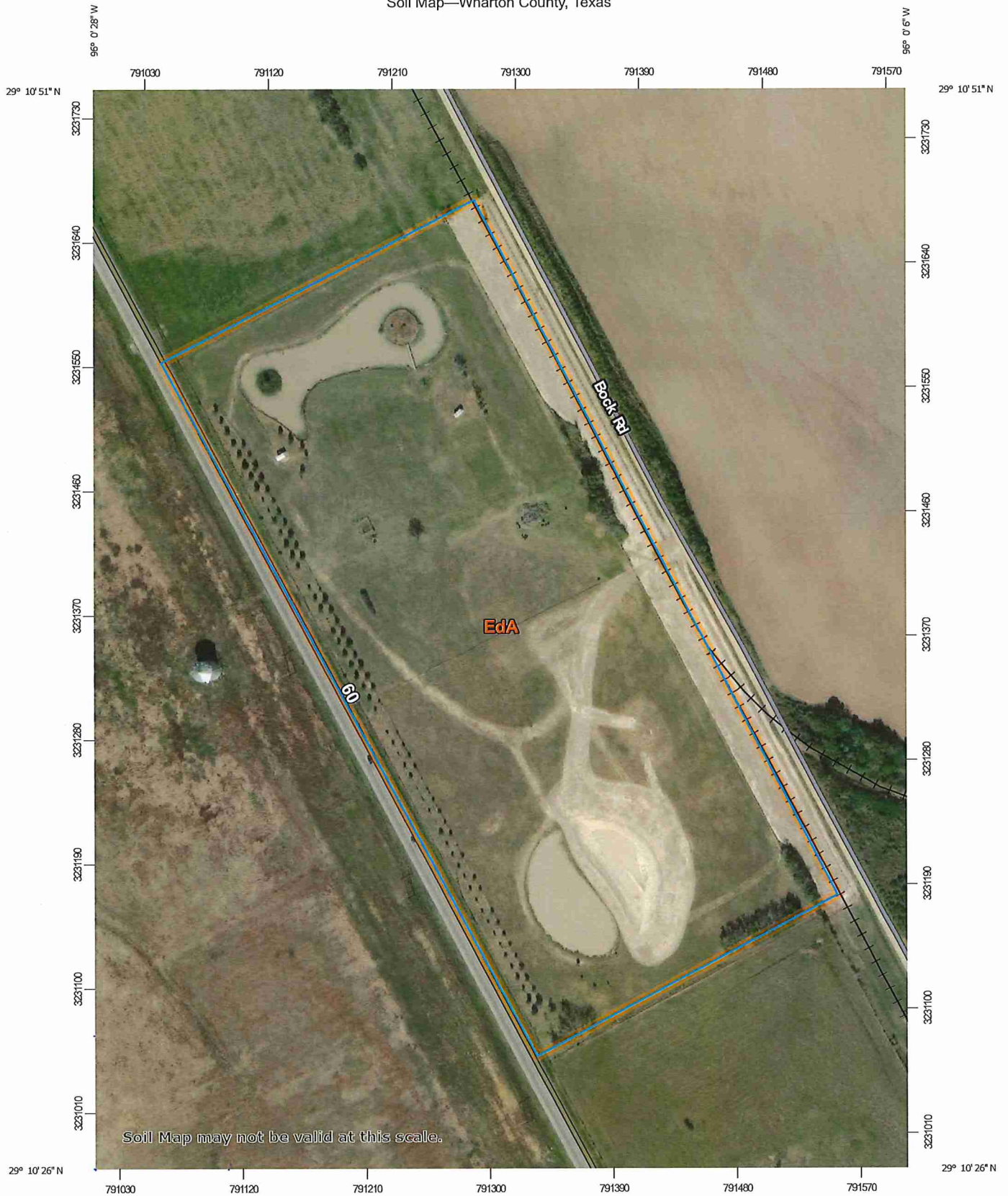
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 8/2/2018 at 5:29:11 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.

Soil Map—Wharton County, Texas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/2/2018
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EdA	Edna loam, 0 to 1 percent slopes	35.6	100.0%
Totals for Area of Interest		35.6	100.0%