



C.E. Muegge  
Real Estate

**000 CR 241, Wharton, TX**

**\$6,500 per acre**



**Acres:** 139.599  
**Shape:** Rectangular  
**Improvements:** None  
**Current Use:** Cattle Grazing  
**Soil Type:** Brazoria Clay, Norwood loam

**School District:** Wharton ISD  
**Flood Zone:** Zone A—2.5'-4' buildup  
**Topography:** 104'-108' elevation  
**Minerals:** None  
**Taxes:** \$429.37 (2020)

**Very nice parcel on the Colorado River just 2.5 miles from I69 and 40 minutes from Sugar Land. Great soils. Great combination for a functional ranch with cattle grazing, wildlife, fishing and enjoyment of the scenic Colorado River. The make this even better is the owner is offering 100% minerals and royalties. Price was just reduced!**

**C.E. MUEGGE REAL ESTATE**

213 N. RICHMOND RD.  
WHARTON, TX 77488  
OFFICE: (979) 532-5252  
FAX: (979) 532-5255



CELL: (979) 533-5252  
E-MAIL: [broker@cemuegge.com](mailto:broker@cemuegge.com)

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