

1929 FM 2761 Rd, Cat Spring, TX 78933 - 160 Acres
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Cat Spring, TX 78933

\$4,800,000
160± Acres
Colorado County



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Cat Spring, TX / Colorado County

SUMMARY

Address

1929 FM 2761

City, State Zip

Cat Spring, TX 78933

County

Colorado County

Type

Ranches, Undeveloped Land

Latitude / Longitude

29.690415 / -96.368569

Taxes (Annually)

290

Acreage

160

Price

\$4,800,000

Property Website

<https://bubelarealestate.com/property/1929-fm-2761-rd-cat-spring-tx-78933-160-acres-colorado-texas/105592/>



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PROPERTY DESCRIPTION

160 Acres | FM 2761 | Cat Spring, Texas
Colorado County | Unrestricted | Ag Exempt

Positioned in the heart of Colorado County just south of I-10, this 160-acre tract offers a rare combination of usability, accessibility, and long-term upside in one of the most sought-after corridors between Columbus and Sealy.

This is the kind of property that checks the boxes for today while quietly building value for tomorrow

THE LAND

A clean, functional landscape defines the property - wide-open pasture with scattered native trees, allowing for immediate use without the need for extensive clearing. The sandy soil profile supports grazing, hay production, and equestrian use, while maintaining excellent drainage across the tract.

The property is fully fenced with cross fencing already in place, making it turnkey for livestock operations or rotational grazing setups.

WATER FEATURES

Several wet-weather ponds (3-4 tanks) are positioned across the property, enhancing both agricultural utility and recreational appeal. In normal rainfall conditions, these areas provide natural water sources for livestock and attract wildlife, adding another layer of versatility.

RECREATION & LIFESTYLE

Whether you're looking for a weekend retreat, hunting property, or legacy ranch, this tract delivers. The current owner has enjoyed seasonal deer and dove hunting, with the open pasture and scattered cover creating ideal conditions for wildlife movement.

This is a place where you can:

- Build a home or weekend getaway
- Run cattle or horses
- Create a private recreational retreat
- Hold as a long-term land investment

LOCATION & ACCESSIBILITY

With paved frontage along FM 2761, the property offers easy access while maintaining a quiet, rural setting.

Strategically located:

- Just south of Interstate 10
- Within reach of Houston, Austin, and San Antonio
- Near the growing communities of Columbus and Sealy

This location continues to see increased demand from buyers seeking space, privacy, and proximity to major metros.

INVESTMENT PROFILE

Large, unrestricted tracts in this corridor are becoming increasingly scarce. With no known easements, no floodplain designation (per FEMA maps), and no active oil & gas production, the property offers a clean slate for future use.

Agricultural exemption is in place, helping to maintain favorable carrying costs.

For buyers thinking long-term, this property presents:

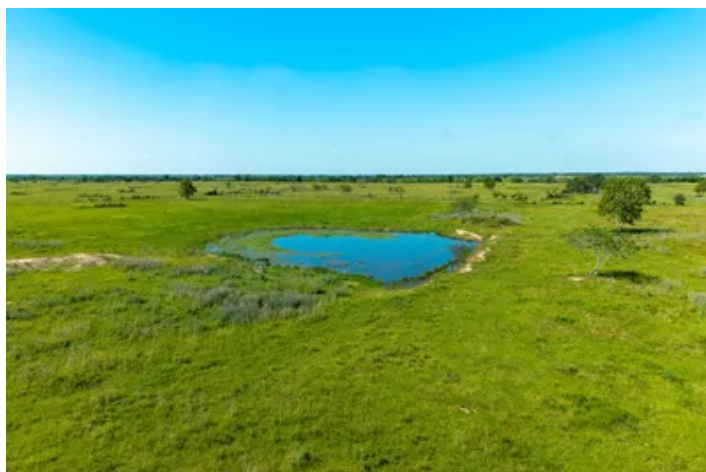
- Hold potential with appreciation upside
- Flexibility for future division or development (buyer to verify)
- Income potential through grazing or lease

MINERALS

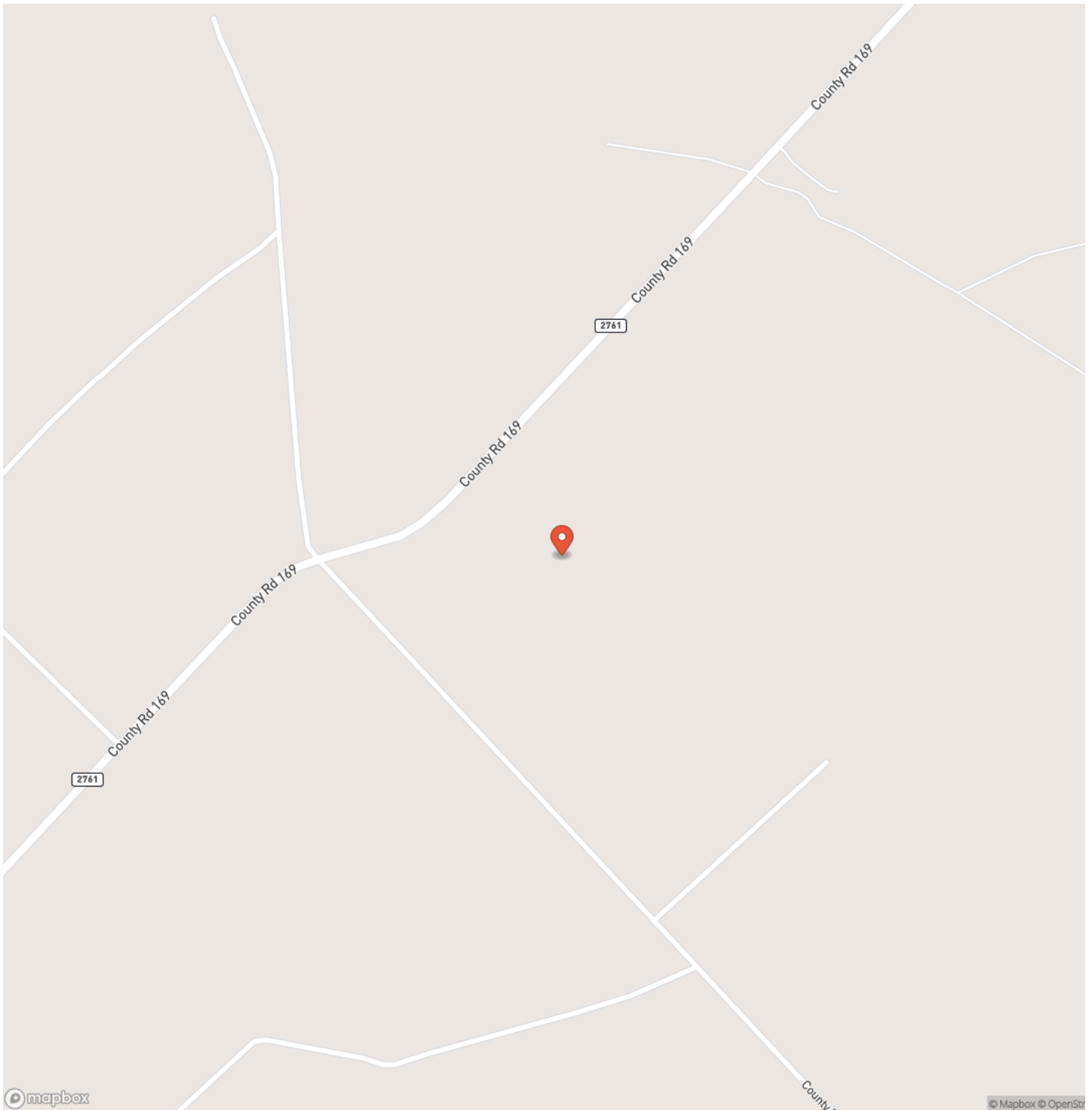
Seller-owned minerals are negotiable.

SUMMARY

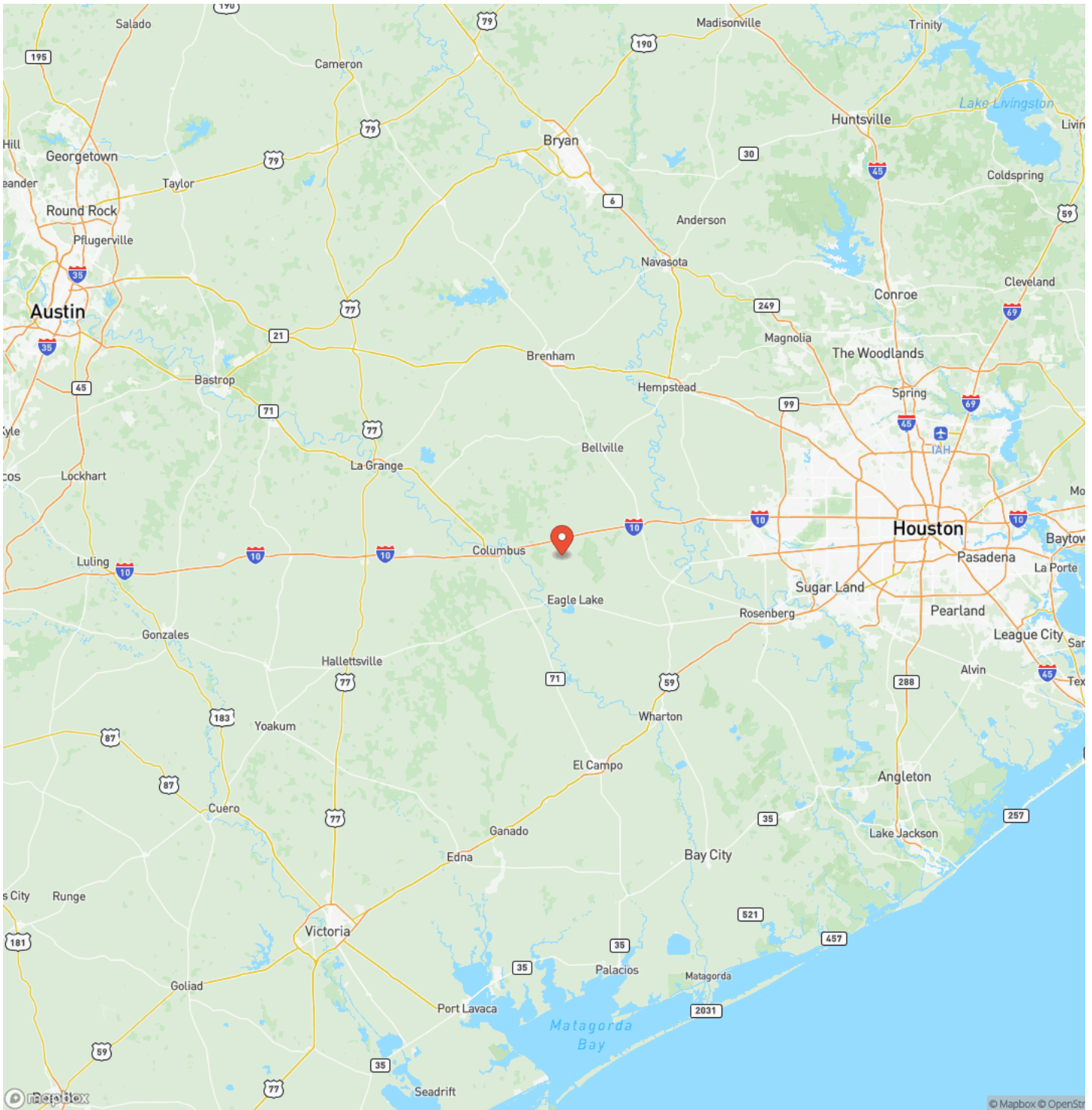
This 160-acre offering represents a rare opportunity to acquire a versatile, well-located tract in a path of growth area - suitable for immediate use with long-term upside.



Locator Map



Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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