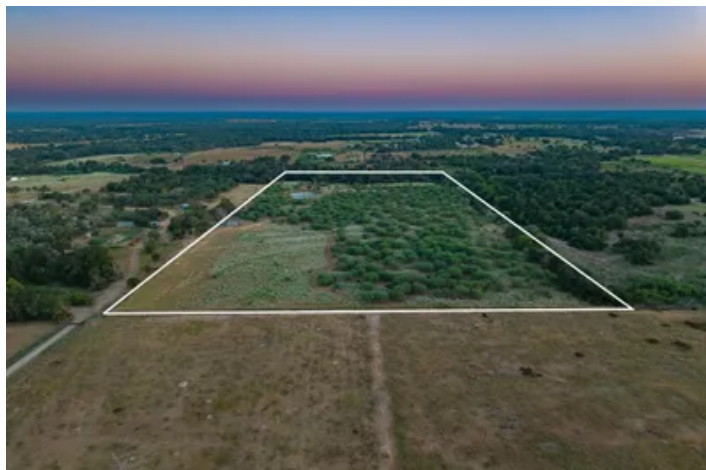
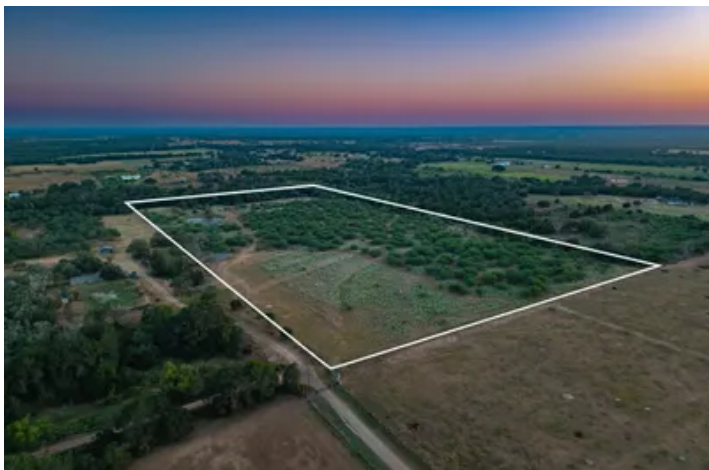


CR 156, Hallettsville - 33.36 Acres
CR 156
Hallettsville, TX 77964

\$449,900
33.36± Acres
Lavaca County



CR 156, Hallettsville - 33.36 Acres
Hallettsville, TX / Lavaca County

SUMMARY

Address

CR 156

City, State Zip

Hallettsville, TX 77964

County

Lavaca County

Type

Hunting Land, Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

29.443893 / -96.866314

Taxes (Annually)

\$46

Acreage

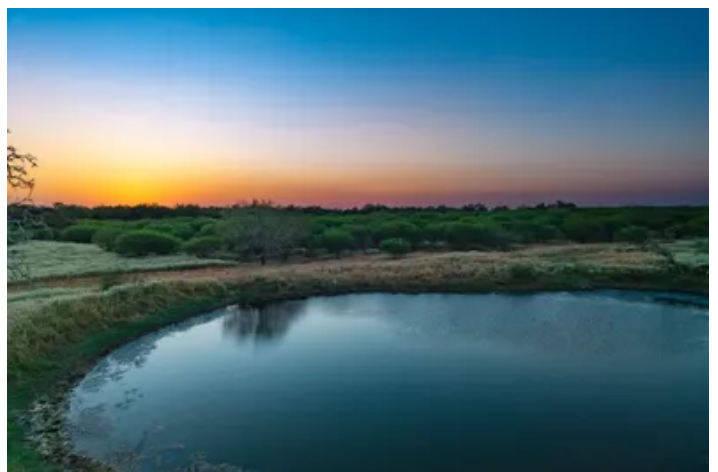
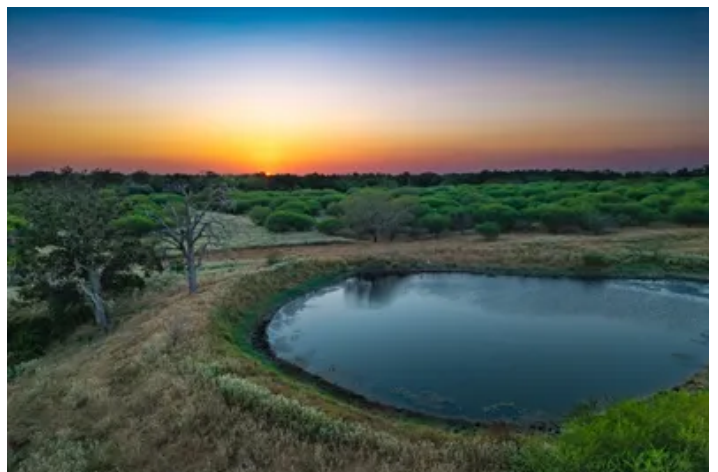
33.36

Price

\$449,900

Property Website

<https://bubelarealestate.com/property/cr-156-hallettsville-33-36-acres-lavaca-texas/115755/>



PROPERTY DESCRIPTION

Discover 33.36 +/- acres of Texas countryside on County Road 156, just outside the city limits of Hallettsville. This tract is a great fit if you want land with real everyday usefulness-room for agriculture, space to enjoy the outdoors, and the potential to build your next home or weekend retreat.

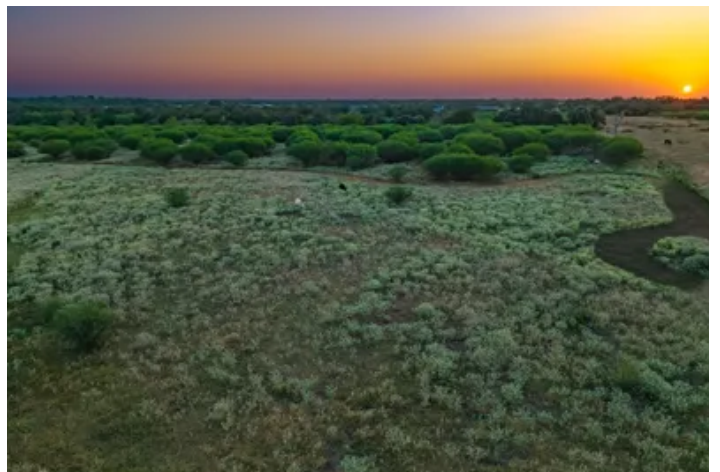
Near the county road, you'll find a barn and working cattle pens, making it easy to picture this place being used right away. The land includes open pasture and native cover, plus a pond in the middle of the property. That pond is a nice bonus for fishing and also provides water for livestock and wildlife. With pasture, brush, water, and a wooded creek bottom, the property naturally attracts native game and offers plenty of opportunities for hunting and outdoor time.

As you head toward the southern boundary, a wet-weather creek runs through a wooded area with mature hardwoods. It adds privacy, shade, and a more rugged, natural feel-like you're getting a little "escape" within your own acreage. Between the mix of terrain and the wide-open country views, there are several spots that could work well for a future home, ranch headquarters, or a cabin-style getaway.

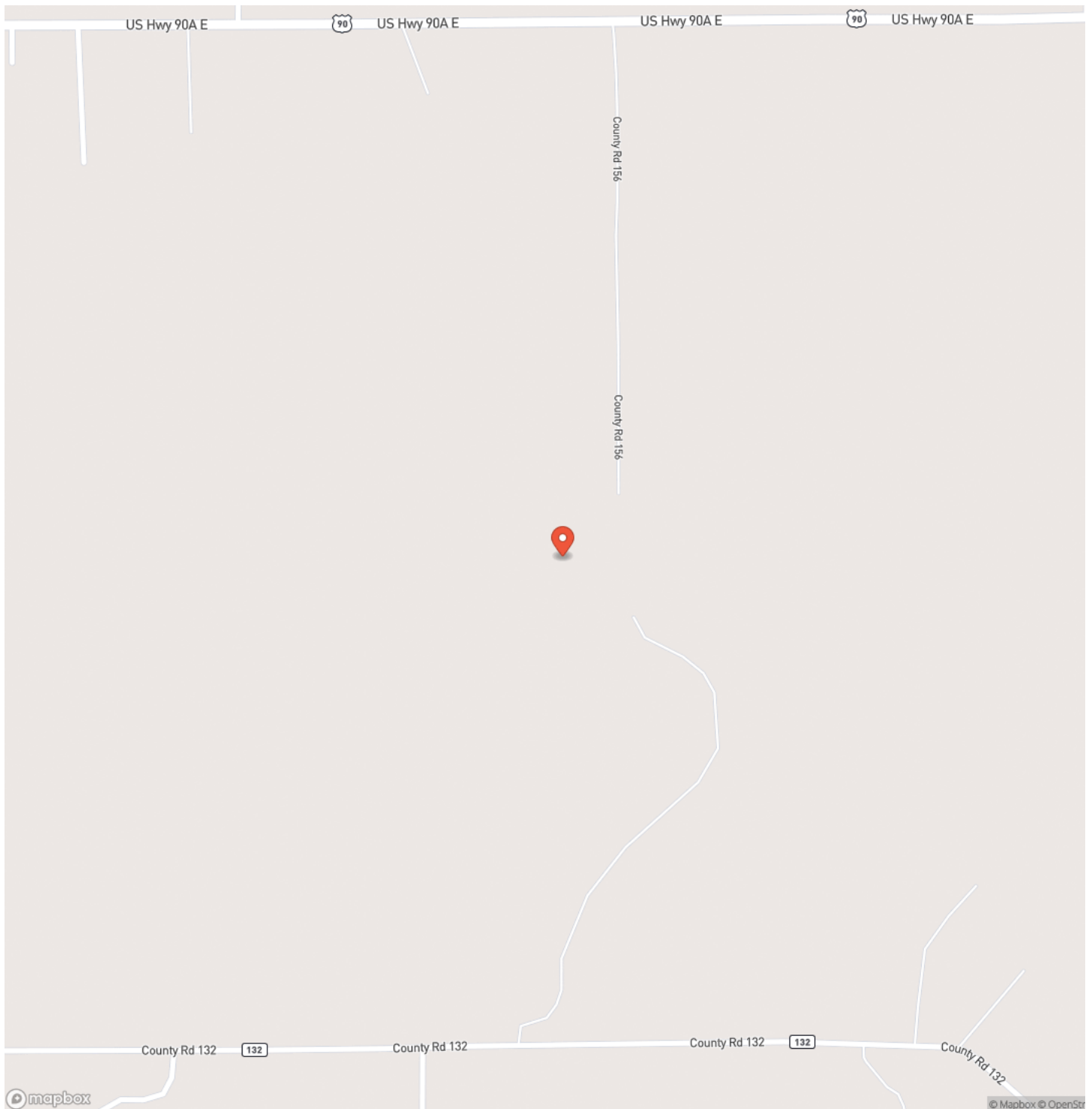
It's the kind of property where mornings could mean fishing by the pond, and evenings could mean hunting, wildlife watching, or just enjoying the sunsets over the open landscape. If you've been looking for quiet rural land in Lavaca County, this one has a lot to offer.

According to the Lavaca County Appraisal District, the property is currently under agricultural valuation. Whether you're looking to expand cattle operations, create a hunting and fishing retreat, or build a country home near Hallettsville, this 33.36+/- acre tract brings together location, improvements, water, wildlife habitat, and natural beauty.

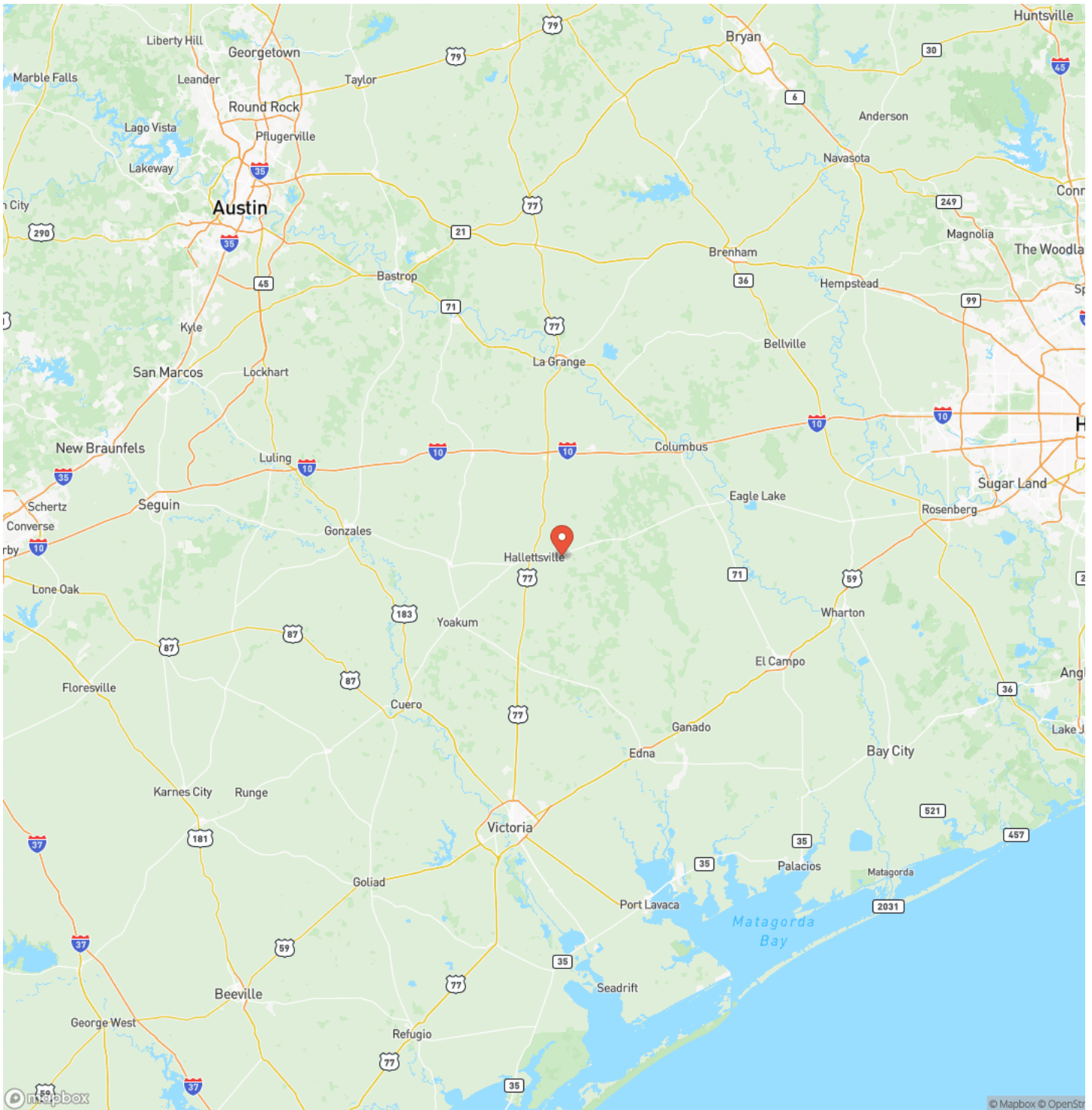
All acreage, property boundaries, floodplain information, pond conditions, wildlife, and agricultural valuation status should be independently verified.



Locator Map



Locator Map



Satellite Map



CR 156, Hallettsville - 33.36 Acres
Hallettsville, TX / Lavaca County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chip Bubela

Mobile

(979) 743-4555

Office

(979) 743-4555

Email

Chip@BubelaRealEstate.com

Address

603 N. Main St,

City / State / Zip

Schulenburg, TX 78956

NOTES

This image shows a single 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.

Bubela Real Estate
603 N Main
Schulenburg, TX 78956
(979) 743-4555
<https://bubelarealestate.com/>
