

GROLL PROPERTY

180.77 +/- ACRES

VICTORIA COUNTY
PROPERTY DESCRIPTION



180+/- Acres located just 15 minutes from Victoria on Groll Lane.

Accessed via Weber Road, the Groll Ranch has been in the same family for over 100 years. The property is loaded with wildlife including deer, turkey, and hogs. A majority of the terrain is covered with huge oak trees and thick brush providing excellent habitat for wildlife. A good all-weather road running the length of the ranch provides easy access. Electricity runs along the east and south property line. Improvements include one water well, an old set of cattle pens and 3 stock tanks. 25% of owned minerals negotiable. The Groll Ranch has several nice homesites and is conveniently located just 15 minutes from Victoria, approx. 2.5 hours from Houston, 2 hours from San Antonio and 1 .5 hours from Corpus.

LIST PRICE \$849,619



BILLY MURPHY
FARM & RANCH REAL ESTATE
(361) 655-0484

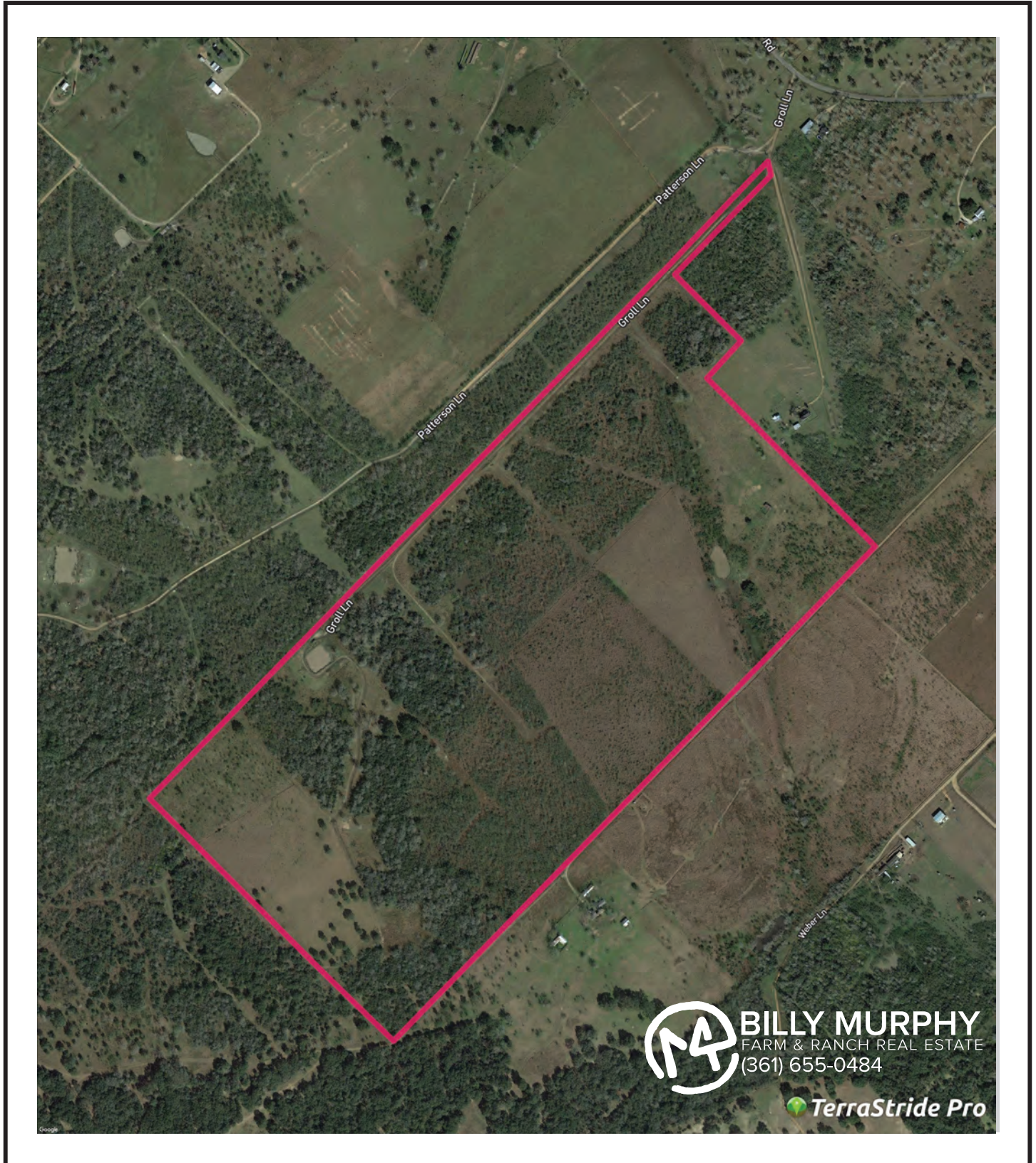
**COLDWELL
BANKER**
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COMPANY

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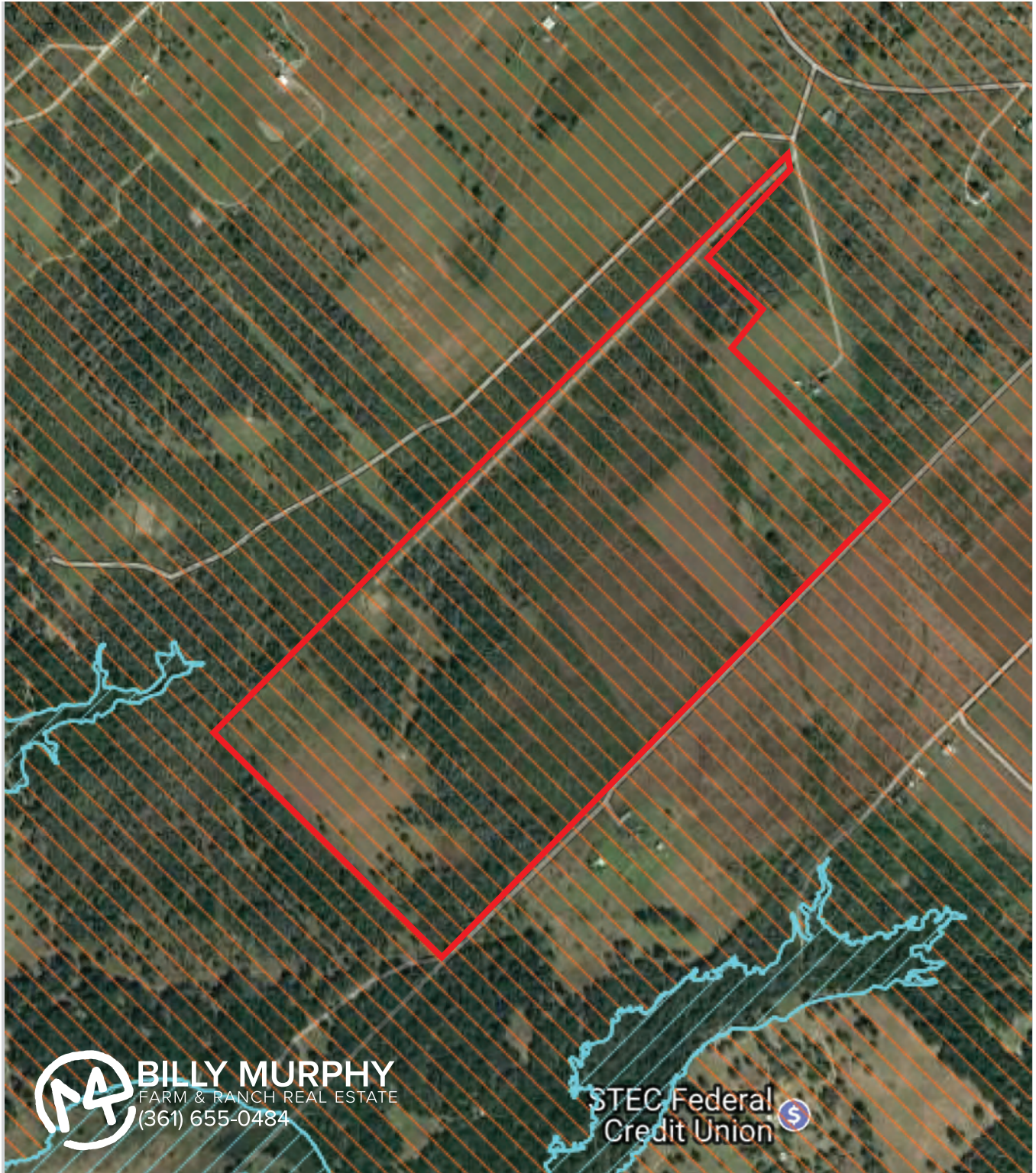
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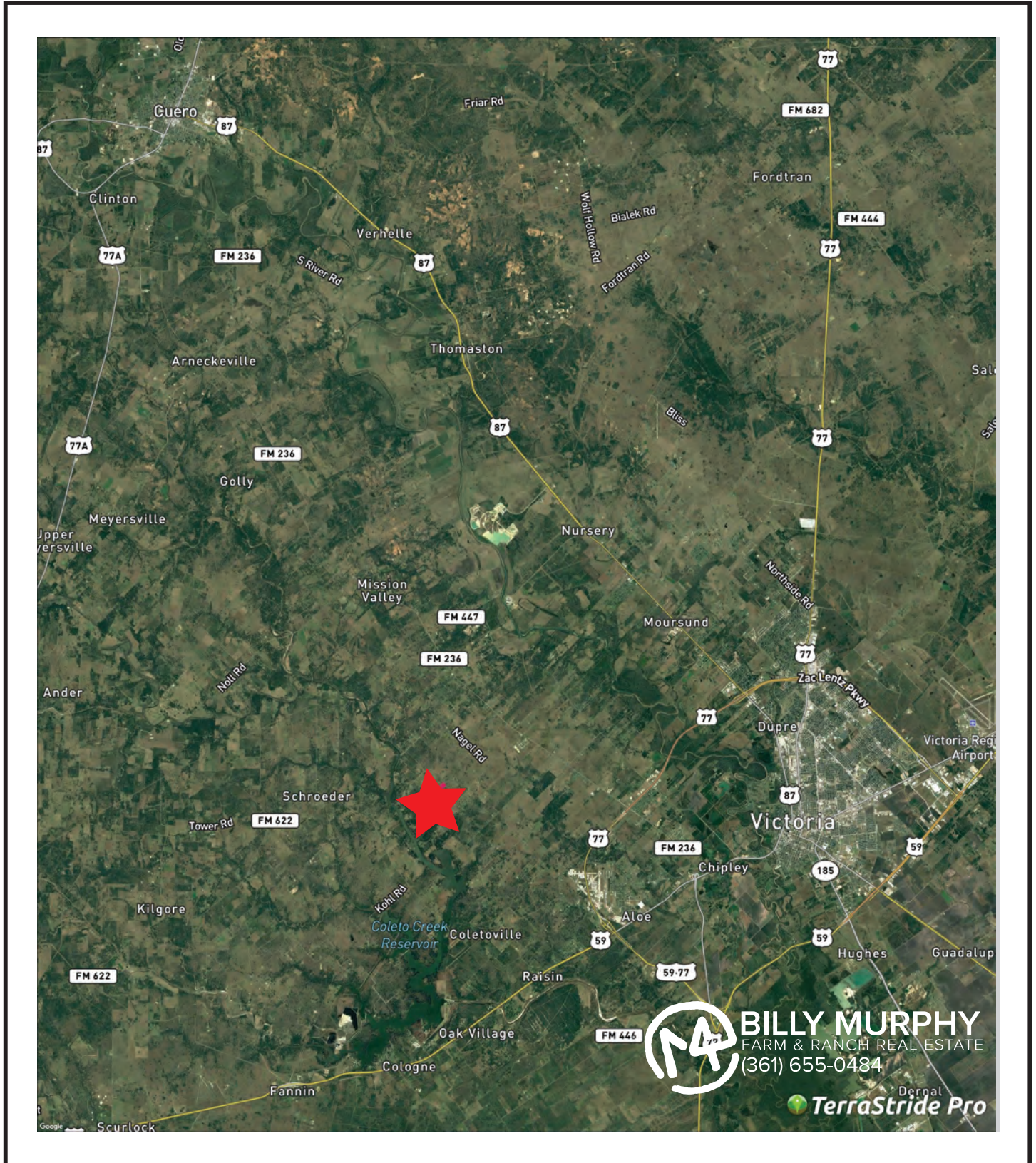
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STEC Federal
Credit Union 

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PROPERTY LOCATION



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