

# BEE COUNTY PROPERTY

**48+/- ACRES – US 181 S.**

## PROPERTY SUMMARY

**LIST PRICE ~ \$325,000**

**ACREAGE:** 48+/-

**ADDRESS:** US Hwy 181 S.

**COUNTY:** Bee

**TERRAIN:** sloping with w/open and wooded areas, massive live oaks

**WATER:** pond and dry creek



This beautiful and versatile tract of land offers a rare opportunity just 5 miles south of Beeville with direct frontage on Highway 181. Featuring a balanced mix of open pasture and native brush, the property is highlighted by mature live oak trees scattered throughout, providing both shade for the wildlife and adding character to the property.

With approximately 890 ft. of frontage along HWY 181, this property is ideally suited for a homesite, weekend retreat, or future investment. Electricity is available along the highway



and the land is fenced on three sides. Currently under an ag-exemption, it offers tax benefits for those looking to keep it in agricultural use.

Conveniently located only 5 minutes from Beeville, 30 minutes from Goliad, and about an hour from Corpus Christi, this property offers both tranquility and accessibility. Don't miss the chance to own a piece of South Texas with excellent potential.

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PROPERTY AERIAL



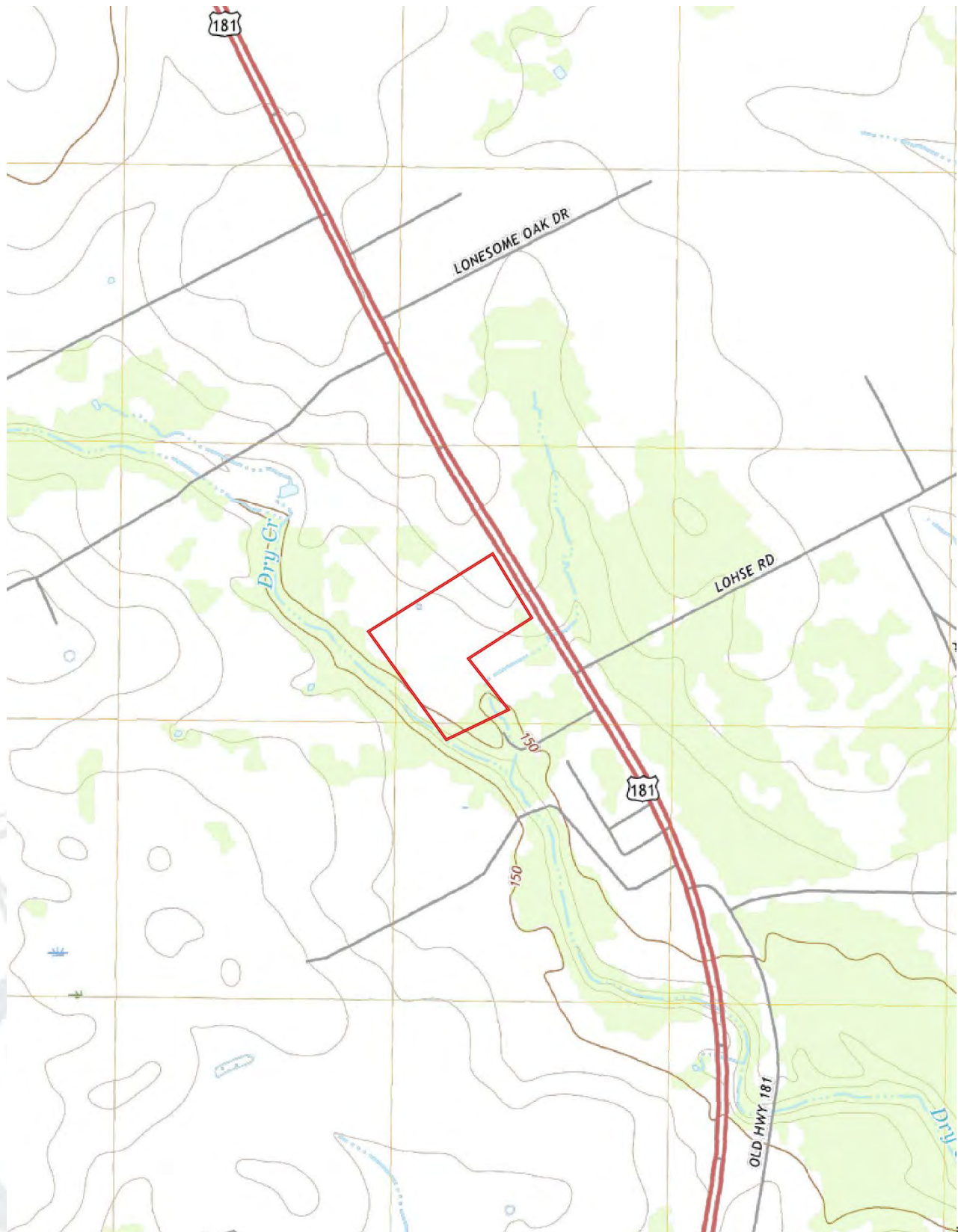
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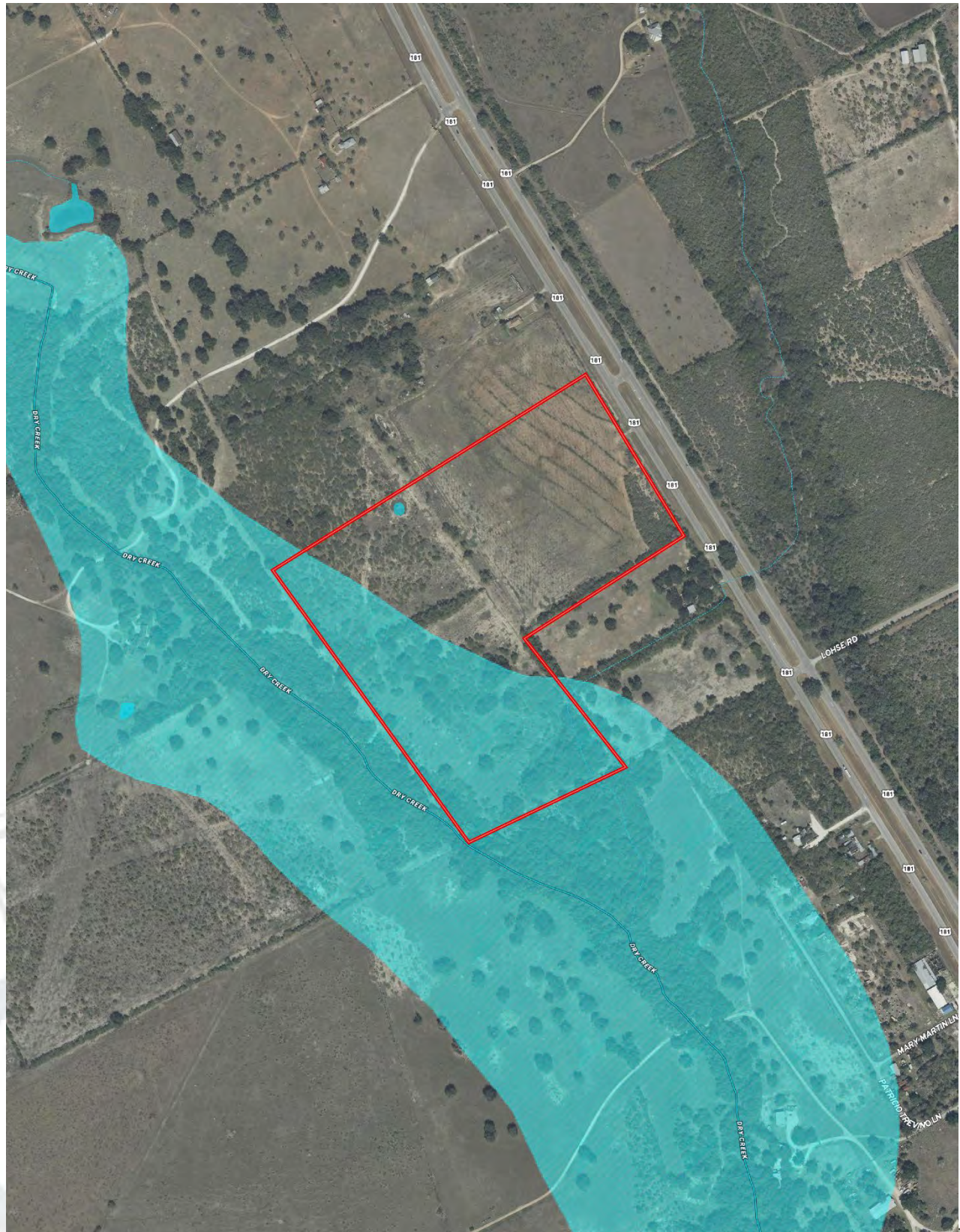
PROPERTY TOPO



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## PROPERTY FLOOD MAP



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## PIPELINES/ TRANSMISSION LINES



## PROPERTY LOCATION

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## PROPERTY SOILS MAP



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## PROPERTY SOILS MAP

|  Boundary 48.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
18	Orelia fine sandy loam, 0 to 1 percent slopes	21.23	44.14	0	46	1
20	Blanconia loamy fine sand, 0 to 2 percent slopes	18.79	39.06	0	37	3e
30	Weesatche fine sandy loam, 1 to 3 percent slopes	6.88	14.3	0	54	2e
16	Odem fine sandy loam, occasionally flooded	1.2	2.49	0	42	2w
TOTALS		48.1(*)	100%	-	43.53	1.95









(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water