



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

## VICTORIA COUNTY PROPERTY

(Commercial Potential, Easy Access, Excellent Location)

**32.9 ACRES**

VICTORIA COUNTY, TEXAS



**LOCATION:** Located in central VICTORIA County approximately 3 miles south of Victoria, which is the county seat, or 85 miles northeast of Corpus Christi or 110 miles southeast of San Antonio, or 120 miles southeast of Austin, or 130 miles southwest of Houston, or 187 miles northeast of Laredo, or 290 miles southeast of Dallas. All distances are measured straight-line "as the crow flies".

**BACKGROUND INFORMATION:** This Property has been in the same family for many years and is on the market for the first time.

**REASON FOR SALE:** The owner has made the decision to sell this property for estate planning purposes.

**METHOD OF SALE:** The Owner (Seller) has given Frank J. Carter exclusive written authorization to sell this fine property. The Seller will convey the property by a General Warranty Deed, provide a standard Owner's Policy of Title Insurance and furnish a current/re-certified survey. The Property is offered for sale for all cash.

**DESCRIPTION:** This property is now being farmed but the growth around Victoria including but not limited to the Eagle Ford Shale oil & gas companies need for yards, offices, etc. has made this farmland into a valuable potential commercial property. The land is flat and mostly cleared with paved access roads on two sides. There is ease of access to US Highway 77 North or South and US Highway 59 North or South. It is

also a prime candidate for a horse property, a residential estate or for subdivision. Many oil & gas, heavy equipment and commercial companies have set up shop just north of this property on US Highway Loop 59. The property is Ag. Exempt and there is access to electricity on two sides. Its location is excellent and is ready for the lucky Buyer to turn this once rural farm into a profitable venture.

**MINERALS:** Seller will convey 25% of seller owned minerals.

**POSSESSION:** Possession of the Property will be delivered to the buyer on the date of closing and funding.

**IMPROVEMENTS:** Electricity available and easy access.

**TAXES:** TAXES: Based on Victoria CAD 2013 taxes were \$188.00 with Ag. Exemption.

**LOCAL AREA INFORMATION:**

**Victoria County:** <http://www.victoriacountytexas.org/index.php/en/>

**City of Victoria:** <http://www.victoriatexas.org/>

**Victoria County Appraisal District:** <http://victoriacad.org/>

**Victoria Chamber of Commerce:** <http://www.victoriachamber.org/>

**Victoria Regional Airport:** <http://www.flyvictoriatexas.com/>

**PRICE: \$195,000 or \$5,927 an acre.**

**TERMS:** (2 Options):

- All cash at closing.
- Any other terms acceptable to OWNER.

**AIRPORT INFORMATION:** The Victoria Regional Airport is located just 15 minutes northeast of this property.

**SHOWING COORDINATION:** This ranch is available for inspection seven days a week by prior appointment only. CALL: **Frank J. Carter (956) 740-4849** at any time for showing coordination, service and support. Or you may contact him via E-Mail at: [frankcarter220@yahoo.com](mailto:frankcarter220@yahoo.com).

**NOTE:** This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or implied.

Thornton Ranch Sales hereby notifies Buyers of real estate that properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic Influences, Diseases and other acts of God, Nature or Man.

Buyer's Brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Frank J. Carter, Broker.

[For more information on this property see our Invitation to Buyers.](#)

---

**MAPS:**

[VICTORIA COUNTY MAP](#)













