



Airport Acres

TBD US Hwy 77 S, Hallettsville, TX
70 Acres | \$875,000



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John Melnar

Broker

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PROPERTY DESCRIPTION

This 70-acre tract is primarily improved pasture with a gentle slope and roughly 30 feet of elevation change. The northern portion includes a small tributary to Rocky Creek and features numerous large Post Oaks and Live Oaks. The southern portion holds additional dense pockets of Post Oak. Sandy loam soils support productive grasses across the pastures, and two ponds approximately a quarter-acre and a half-acre provide additional water resources.

The property is perimeter-fenced in fair condition with standard five-strand barbed wire, and an internal cross-fence creates two pastures. It offers approximately 3,950 feet of frontage along Hwy 77 and nearly 2,400 feet of combined frontage along CR 1A and CR 1B. An electric meter is already in place, with service provided by GVEC. There are two hand-dug wells that have historically been used during extreme drought to supply water for cattle. The property has been in the same family for more than a century. In 1934, 22 acres of the original tract were donated to the City of Hallettsville to establish the Hallettsville Municipal Airport, which borders the southern boundary of the remaining 70 acres.

Proximity to Hallettsville, along with convenient access to Victoria, Houston, Austin, and San Antonio, gives this property remarkable development potential.

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TREES

Live Oak
Post Oak
Water Oak
Blackjack Oak
Eastern Red Cedar
American Elm
Sweet Gum
Hackberry
Mesquite
Huisache

SHRUB & FORB

American Beautyberry
Yaupon
Greenbriar
Mustang Grape
Dewberry
Frostweed
Woolly Croton
Prairie Tea
Cowpen Daisy
Rattlebush
Broomweed

WILDLIFE

Whitetail deer
Rio Grande Turkey
Feral Hogs

GRASSES

Coastal Bermuda
Little Bluestem
Paspalum
KR Bluestem

UTILITIES

Electric on-site
2 Hand dug wells

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SCAN HERE TO VIEW MORE OF
AIRPORT ACRES

LOCATION

Lavaca County

3 miles to Hallettsville, 40 miles to Victoria, 100 miles to Houston, Austin, and San Antonio

DIRECTIONS

From Hallettsville, take Hwy 77 south for 3.3 miles property will be on left.

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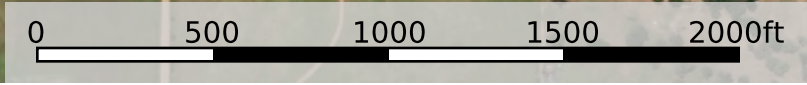
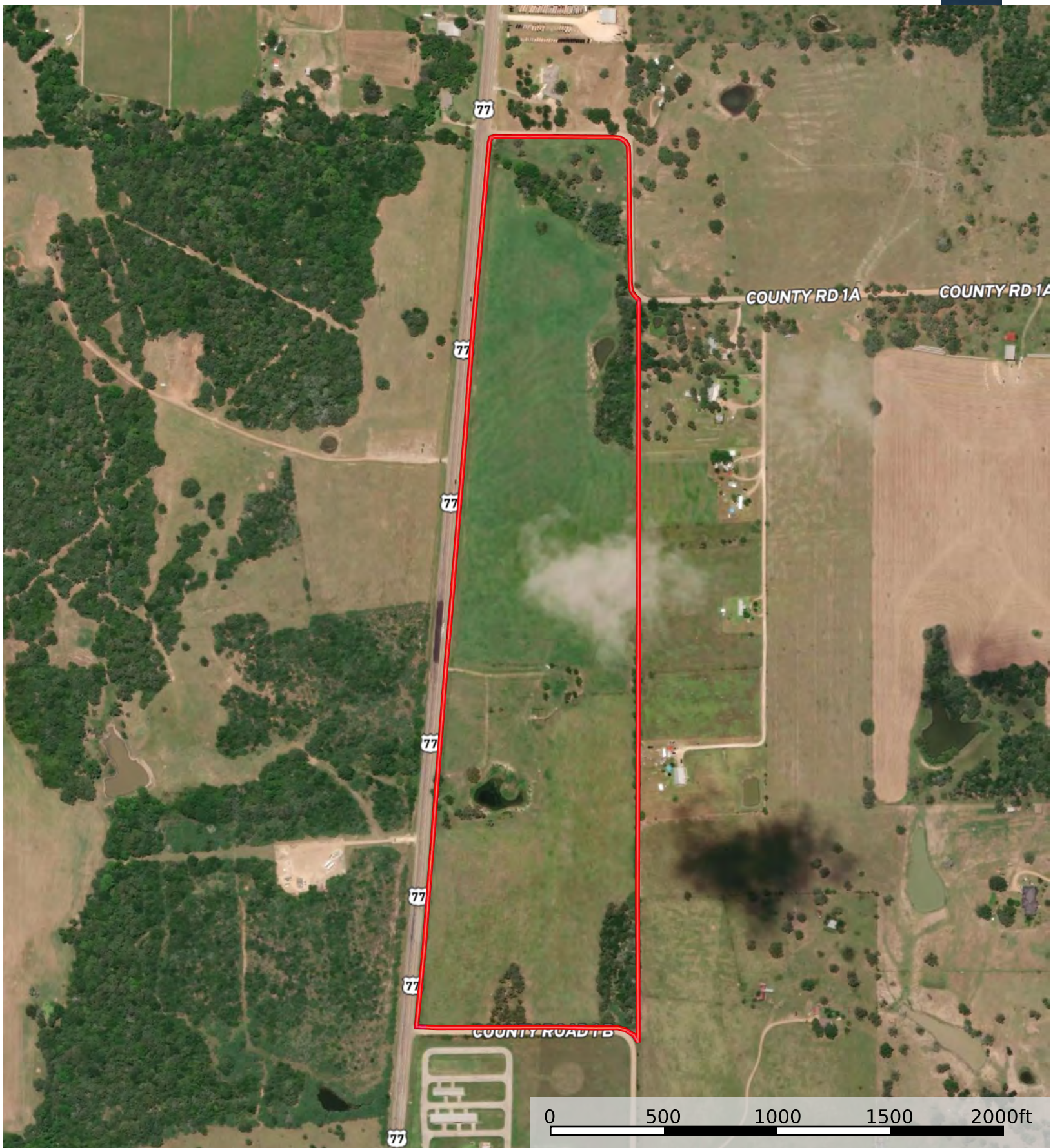
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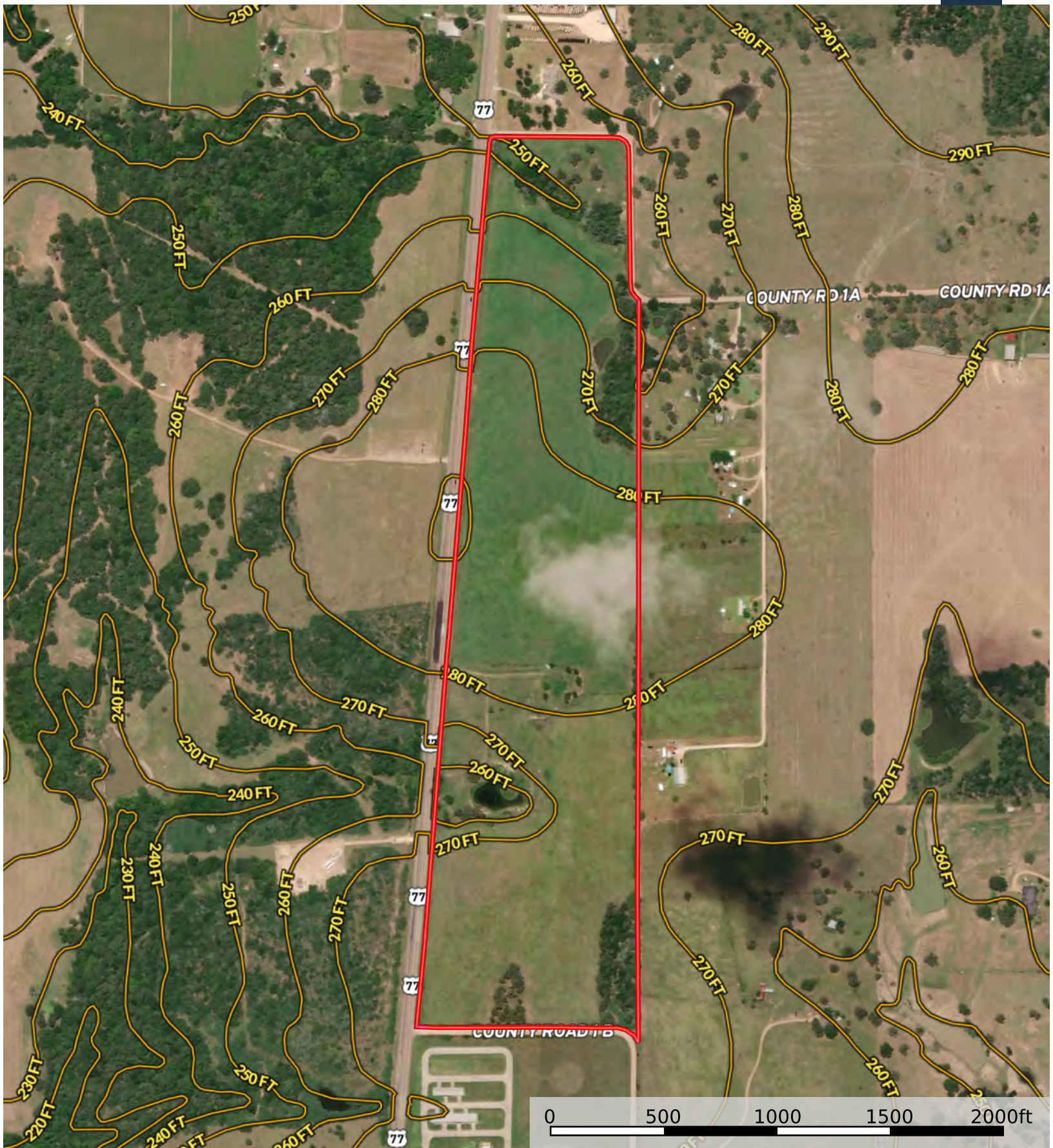
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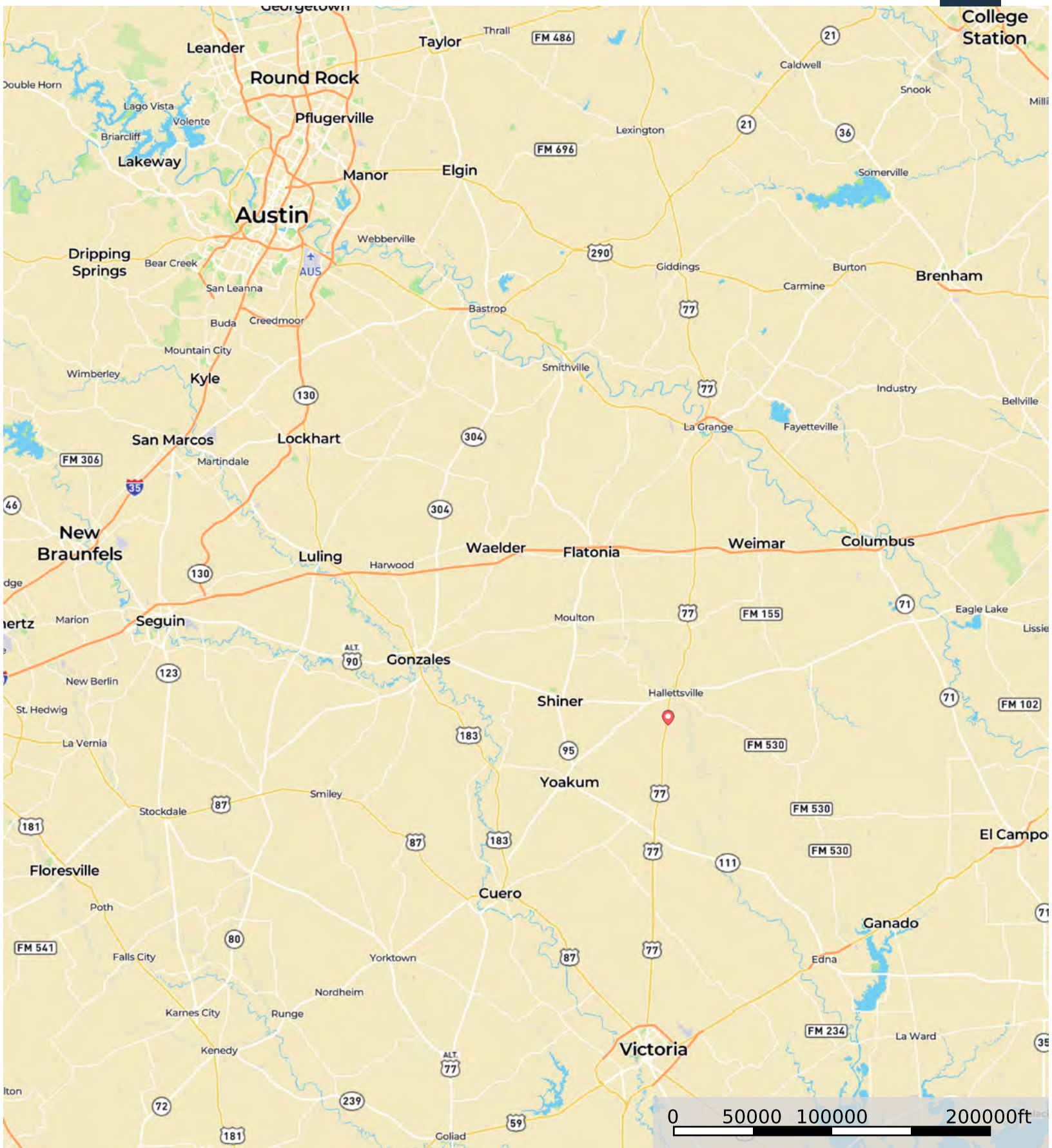
Boundary



Boundary

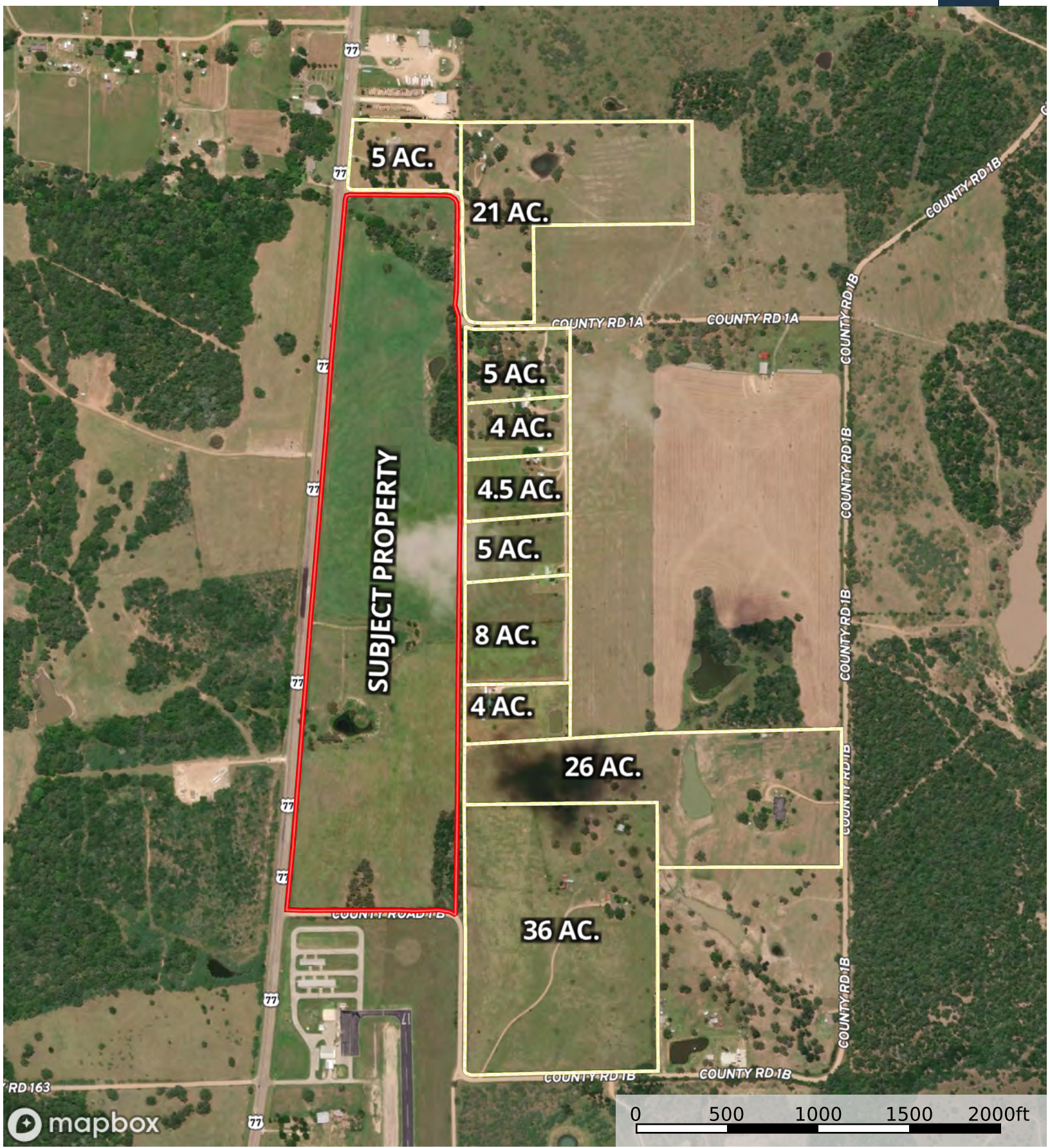
TBD US Hwy 77 S Hallettsville, TX 77964

Lavaca County, Texas, 70 AC +/-



Marker Boundary





SUBJECT PROPERTY

5 AC.

21 AC.

5 AC.

4 AC.

4.5 AC.

5 AC.

8 AC.

4 AC.

26 AC.

36 AC.

mapbox

0 500 1000 1500 2000ft

Boundary 1 Boundary