

# **\$1,100,000 - 1079 Senior Bridge Road, Eagle Lake**

MLS® #3308501

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## **\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 95.86 Acres

N/A, Eagle Lake, TX

A great commercial or ranch parcel tract in city limits of Eagle Lake Texas. This 95.86 acres has about 40 acres of improved coastal grass for making hay and the rest of property is used for grazing cattle. Property was an old rice farm about 20 years ago and used for rice production and grazing.

Has a M/H on the property with water well and septic. Has nice pond next to M/H with live oaks and bridge that crosses over the pond to other side.

Also has six(6) other locations to add MH's with septic systems available to install. Was used years ago and septic systems are in place. Owners son lives in MH and MH will stay with the property.

Has a cell tower that has been on property for years and is on the front part of Senior Bridge Road. Cell tower next to entrance to MH and in coastal field. Also has a large water well that was used for rice production and is to be on the corner of Senior Bridger Road & FM 3013.

Has 1,485 feet on FM 3013, 2,501 ft. on Senior Bridge Road, 4,200 ft. next to RR tracts ( KCT Railway Corp.) on NW side, 1,251 ft. on north fence line, 402 ft. behind RV park, 687 ft. on east side next to RV park. Plenty of road frontage on FM 3013 & Senior Bridge Road to start a new development for homes or any new business. Has the railroad company on NW



corner that a rail spur can be brought in to repair railroad cars or other equipment. Has no oil/gas production or leases on the property.

Has large live oaks surrounding the property on the fence lines and to be over 100 years old, great diameters on all trees. Would make a great subdivision for homes or ranching property. Has the water well to do irrigation.

Come see this great tract in Eagle Lake Texas.

### **Essential Information**

ListingFeed	abor_vow
MLS® #	3308501
List Price	\$1,100,000
Sale Price	\$1,079,000
Sale Date	May 17th, 2022
Bathrooms	0.00
Acres	95.86
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	1079 Senior Bridge Road
Subdivision	N/A
City	Eagle Lake
County	Colorado
State	TX
Zip Code	77434

### **Amenities**

Utilities	Above Ground Utilities, Electricity Available, Phone Available, Sewer Available, Water Available
View	Pond, Pasture
Waterfront	Pond

**Interior**

Heating	Central
Cooling	Electric

**Exterior**

Lot Description	Agricultural, Farm, Level
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**School Information**

District	Rice Cisd
Elementary	Other Rice Consolodated
Middle	Other
High	OtherRice Consolidated