

**Site Specifications:**

- **Address:** Northwest corner of Sam Houston & Hudson Road
- **Acres:** 52.3 acres
- **Asking Price/Acre:** \$18,500
- **Frontage:** Approximately 2,152 feet on Sam Houston and 430 feet on Hudson Rd.
- **Access:** Paved Road
- **Utilities:** Military Hwy Water (8 inch line), electricity at property. San Benito sewer at Ramsey Road (2,600 feet north of the property)
- **School District:** San Benito ISD
- **Topography:** Level to slightly sloping to resaca
- **Zoning:** Front 430 feet (approx.) is in San Benito City Limits. Zoned Open Space/Agricultural
- **Directions:** Exit Sam Houston Blvd from Expressway 77. Head South on Sam Houston to Hudson Road.

Remarks: Beautiful tract of irrigated farmland south of San Benito. Older 3 bedroom, 1 bath, 1,915 sq. ft. wood frame house on the property. Open frame equipment shed also on the property. Age of house estimated at 49 years. Property has frontage on a dead Resaca that may go dry during the year (currently has water). Located in Irrigation District # 2. 17.5 acres in brush/Resaca. 34 tillable acres with 12 acres for pasture/row crops and the remaining 22 acres in orchard. Grapefruit trees of an unknown variety. Age of the trees is not known. Property lies in Flood Zone C and A. Cash/Conventional Financing. Showings BY APPOINTMENT ONLY.

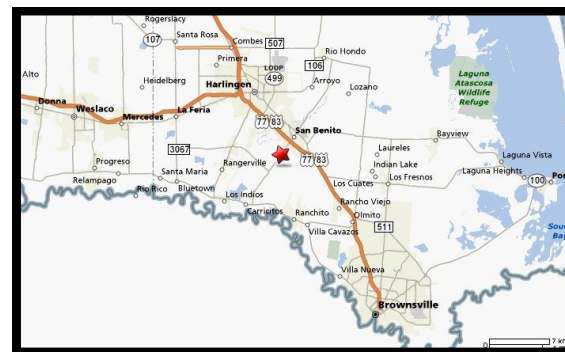


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