

**Vacant Land**

**For Sale: \$289,630**

**Sebastian**



**Site Specifications:**

- **Address:** Just west of W. Cantu Rd. and Ballenger Rd. in the North Floodway west of Sebastian
- **Acres:** 52.6
- **Frontage:** Approximately 970 feet of frontage on Ballenger Rd (South levee) and 970 feet of frontage on N Levee Rd. (North levee)
- **Access:** Caliche Road
- **School District:** Lyford C.I.S.D
- **Utilities:** No utilities at the property
- **Topography:** Level, gently sloping
- **Directions:** From Santa Rosa, take FM 506 north to Orphanage Rd. Turn left on Orphanage Rd. approx. 1.4 miles to W. Cantu Rd. Turn right onto W. Cantu Rd. approx. .38 miles to Ballenger Rd. (South levee) Turn left on Ballenger Rd. approx. 200 feet to property.

**For Additional Information**

**Please Contact:**

Waters Realty, Inc.  
Phone: 956-350-3333  
Fax: 956-350-3111

**Website: [www.watersrealtyinc.com](http://www.watersrealtyinc.com)**



**Remarks:**

52.6 acres of dryland farm mostly inside the North Levee west of Sebastian. Property is currently leased for agricultural production. Lyford School District. Located in Flood zone A and AO. Waters Realty and its agents have not verified the information and make no guarantees, warranties, or representations as to the completeness or accuracy thereof. It is your responsibility to independently confirm its accuracy and completeness.

**Financing:**

- Cash/Conventional

**Waters Realty, Inc.**