

## **Hunting Camp Compound | 48 Acres | 4 Bed / 3 Bath Main Home | 3 Apartments | Ponds | Ag Exempt**

Discover a rare 48-acre hunting camp and recreational compound in Lavaca County, offering the perfect setup for weekend retreats, hunting trips, ranch operations, extended family use, or income-producing potential. Located just minutes from Hallettsville and approximately 10 minutes from Splashway Waterpark & Campgrounds, this unrestricted property combines privacy, functionality, and long-term versatility.

The property features a spacious 4-bedroom / 3-bath, 3,342 sq ft main home with multiple living areas, covered outdoor spaces, two open porches, several carports, and a patio cover — ideal for gathering, entertaining, or relaxing after a day outdoors.

In addition to the main residence, the compound includes three separate 700+ sq ft apartment units, each with covered parking, basic furniture, and appliances:

- Apartment 1: 3 bed / 1 bath
- Apartment 2: 2 bed / 1 bath
- Apartment 3: 2 bed / 1 bath

These apartments create excellent flexibility for hunting guests, ranch hands, extended family, weekend visitors, or rental income. They have historically generated approximately \$1,000 per month each, giving the next owner potential immediate cash flow.

The land is built for outdoor enjoyment and practical ranch use, featuring rolling pasture, two ponds, a fishing pier with covered seating, an existing deer blind and a feeder has been in place by past hunting lease. One pond is supplied by a well-water pump with a brand-new pump installed in 2026, adding value and peace of mind for continued recreational or livestock use.

Multiple barns, sheds, utility buildings, and four chicken coop barns provide valuable support space for equipment, feed, ATVs, tools, workshops, storage, or future conversion. The property also includes three septic systems, a water well, paved road access, and a current Ag exemption maintained through a cattle lease, helping preserve the rural-use benefits already in place.

One of the current apartment tenants also assists as a ranch hand with fence maintenance, general ranch work, and ongoing repairs, which may be a valuable benefit for buyers who want continued help operating the property. The tenant can be given notice to vacate if preferred. The property also maintains a verbal cattle lease with the neighboring landowner.

With 48 unrestricted acres, a 4-bed / 3-bath main home, three apartments, ponds, hunting improvements, outbuildings, rental potential, ag-use benefits, and ranch support already in place, this Lavaca County property is more than just acreage — it is a ready-made hunting camp compound with multiple paths for use, enjoyment, and income.