

Matagorda Bay Island
TBD
Matagorda, TX 77457

\$800,000
800± Acres
Matagorda County



Matagorda Bay Island
Matagorda, TX / Matagorda County

SUMMARY

Address

TBD Beach Road

City, State Zip

Matagorda, TX 77457

County

Matagorda County

Type

Recreational Land, Undeveloped Land, Beachfront

Latitude / Longitude

28.630075 / -95.970035

Acreage

800

Price

\$800,000

Property Website

<https://ranchrealestate.com/property/matagorda-bay-island-matagorda-texas/88812/>



PROPERTY DESCRIPTION

Island property on Matagorda Bay and the Colorado River!

Offered at \$1,000/acre because of no road frontage or land to land access.

This listing is comprised of two tracts (750 acres and 50 acres, more or less) equaling approximately 800 acres, to be surveyed, located between the Colorado River and Matagorda Bay on the Texas Gulf Coast. Bordered by Texas Parks and Wildlife and the Lower Colorado River Authority, this is quite a unique offering. It is across the river from the established fishing cabins and restaurant along Beach Road. It is land locked from vehicle use roads, but easily accessed by boat for transporting building materials, etc. by crossing the river at the public boat launch. The property itself varies from solid grassy and brushy areas above sea level to marshy bird habitat and estuaries. The east tract of 50 acres fronts Beach Road to the East, and is mostly marshy land. The west tract is across the river canal from the homes on Beach Road and has high ground fronting the canal. See the aerial map.

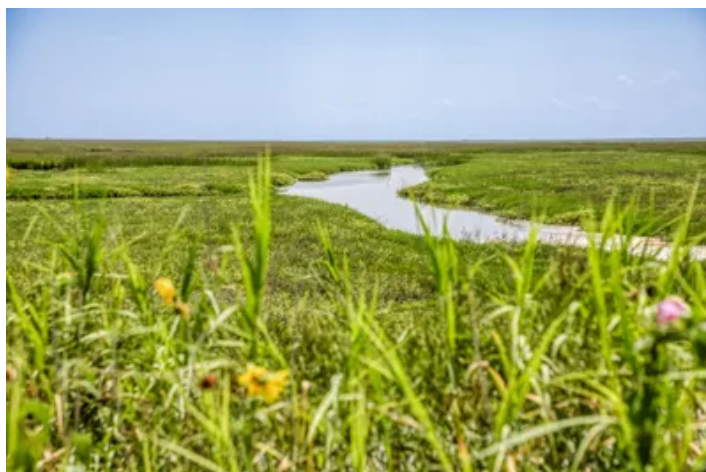
Did you know that Matagorda host several fishing tournaments, has over 50 miles of coastline, and literally hundreds of miles of rivers, creeks, and bayous? A fisherman's paradise! The best part about owning your own private island is that it is completely secluded and ready to explore, cast a fishing line, kayak, boat, and hog, deer, and bird hunt. Matagorda Beach is a great place for beach-combing, swimming, or camping. This property is a true hidden treasure off the Texas Gulf Coast.

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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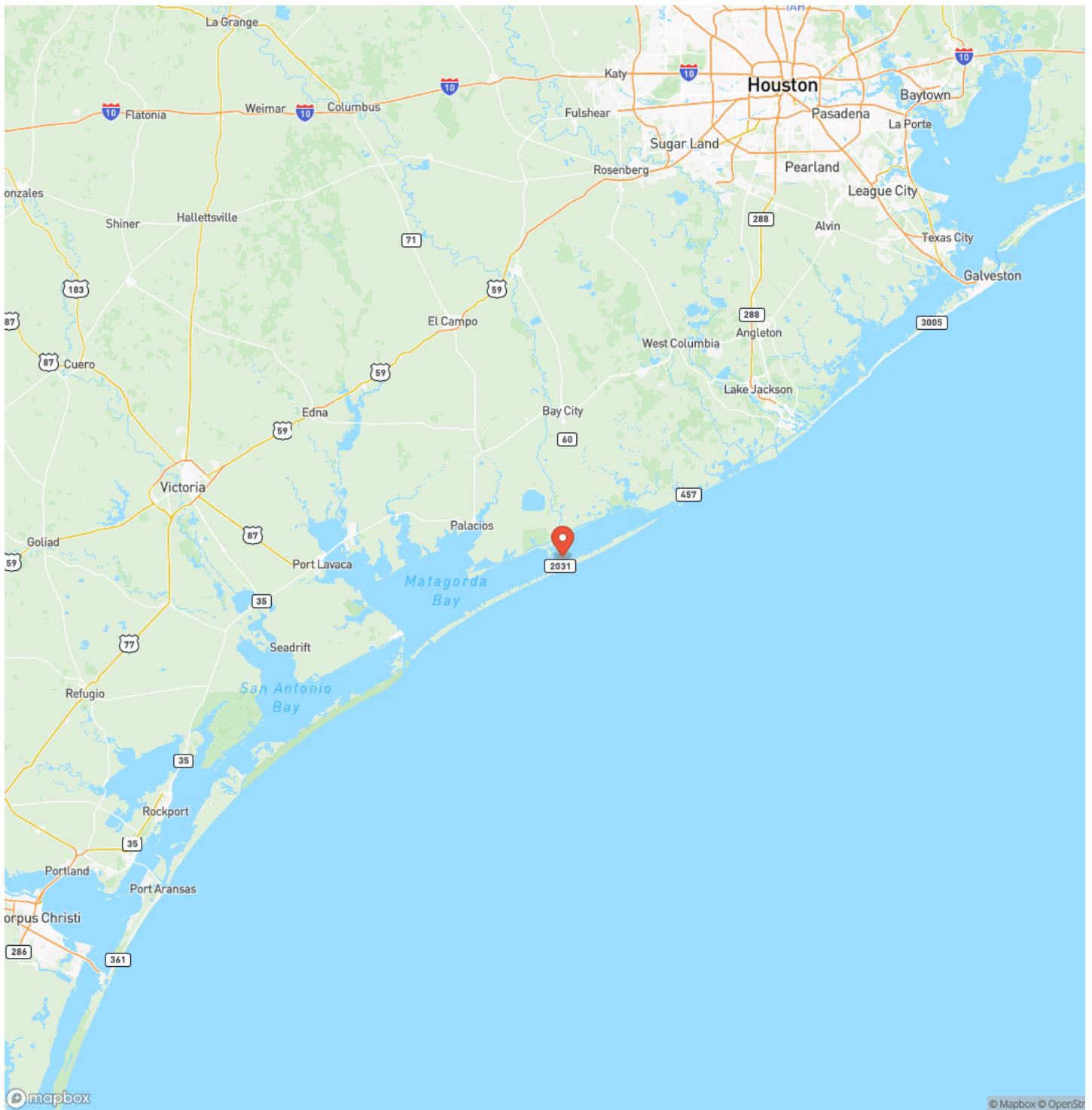
Matagorda Bay Island
Matagorda, TX / Matagorda County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Maxwell

Mobile

(979) 530-7010

Email

Cody@CapitolRanch.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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