

Suttle and Company Real Estate

Prop #8

**Pulliam Creek Frontage, 35.71 Ac, Edw Co
Barksdale, TX 78828**



*"Your Real Estate
Professionals"*



Attributes

- Great Location
- Well
- Pulliam Creek
- Great Possibilities
- Near Campwood



Suttle and Company Real Estate

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Experience the best of the Texas Hill Country on this 35.71± acre tract located in the Pulliam Creek area near Camp Wood, TX @ Barksdale, TX . The property features a mix of open pasture, native brush, and mature oaks, with gently rolling terrain and multiple build sites that showcase beautiful Hill Country views.

Pulliam Creek, a spring-fed stream, runs along the front of the property with approximately 988.85 feet of creek frontage and typically maintains water year-round, offering a rare and desirable live-water feature.

The property is Ag Exempt and currently under an agricultural lease (may convey or terminate at closing). Electricity nearby, light restrictions, and easy county road access make it ideal for a home, barndominiums, hunting retreat, or weekend getaway. Just minutes from Camp Wood, Barksdale, and the Nueces River, this tract delivers the perfect Hill Country escape.

List Price \$975,000

LINE	BEARING	MEASURE
L1	S 89° 32' W	80.25
L2	S 89° 32' W	80.25
L3	S 89° 32' W	80.25
L4	S 89° 32' W	80.25
L5	S 89° 32' W	80.25
L6	S 89° 32' W	80.25
L7	S 89° 32' W	80.25
L8	S 89° 32' W	80.25
L9	S 89° 32' W	80.25
L10	S 89° 32' W	80.25
L11	S 89° 32' W	80.25
L12	S 89° 32' W	80.25
L13	S 89° 32' W	80.25
L14	S 89° 32' W	80.25
L15	S 89° 32' W	80.25

PLAT SHOWING:
35.71 acres of land, a part of Survey No. 242, William H. Sledge Abstract No. 542, lying and being situated in Edwards County, Texas. The said 35.71 acres land being a part of the lands described as 1603.55 acres in a deed from Mary Earle to R. J. Earle and William Russell Phillips dated September 24, 1912 and recorded in Volume 304, Page 658 of the Official Public Records of Edwards County, Texas.

LEGEND

- found iron stake
- unmarked point
- corner post
- Soil Rebar
- boundary line
- electrical transmission line
- fence
- survey line

SURVEY NO. 242
WILLIAM H. SLEDGE
ABSTRACT - 542
35.71 AC.

I, George L. Bushong, certify that this survey was made on the ground, under my supervision, on the date shown.

George L. Bushong
George L. Bushong
R.P.L.S. No. 5890
Firm# 10055200

BUSHONG
LAND SURVEYING
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bushonglandsurveying.com

Mindy IV - Job No. 3824

I, Benge L. Businong certify that this survey was made on the ground, under my supervision, on the date shown.

Bengel
Bengel L Bushong
R.P.L.S. No. 5690
Firm# 10055200

Mindy.tv - Job No. 3624

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