

YOAKUM CATTLE RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

Yoakum Cattle Ranch is a great opportunity for over 200 acres of open grazing land that has been cleared of most brush leaving scattered mature oak trees and several deep ponds that hold water year-round. With some ponds being up to 25 feet deep, you will be sure to have plenty of water for all your livestock needs. Fully fenced and no standing improvements, this is a blank canvas property ready for your touches. For modern conveniences this property is centrally located between Yoakum, Cuero, and Victoria.

216± Acres

DeWitt County

IMPROVEMENTS

This property is fully fenced around the perimeter with some interior cross-fencing. With just one set of cattle pens and electricity on-site, this is a truly blank canvas property with no restrictions.



216± Acres
DeWitt County



TERRAIN/VEGETATION

The flat terrain is ideal for livestock grazing with rich soils and oaks trees. The land provides a naturally sediment-rich soil that can be used as a mixture for gravel roads and clay lining that holds water very well.

WILDLIFE

This property will provide you with many animals common to south-eastern Texas such as whitetail deer, dove, wild pigs, ducks, and other various varmints.

216± Acres

DeWitt County



WATER

Due to a sediment rich soil, many tanks have been dug and hold water very well with some tanks up to 25 feet deep. The tanks have never gone dry and will hold water year-round even with long drought periods. Simply put, you will find plenty of natural water for your livestock needs.

MINERALS

None.

TAXES

Ag Exempt.

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MAP

[Click here to view map](#)



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**216± ACRES DEWITT COUNTY
FM 682
YOAKUM, TEXAS 77995**

This property is located 10+ miles S of Yoakum, 16+ miles W of Cuero, 30+ miles N of Victoria, 110+ miles SE of San Antonio, 119+ miles N of Corpus Christi, and 133+ miles W of Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

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