



Guadalupe River Ranch

290 Frels Rd, Yoakum TX 77995

204.62 Acres

\$1,499,900



RIVER FRONTAGE ABUNDANT WILDLIFE RV INCLUDED CONVENIENT LOCATION

A rare live water property in DeWitt County on the Guadalupe River! Located between Gonzales and Cuero, this unique property has over 1000 feet of river frontage with good access to the river. The property is loaded with wildlife and has multiple habitat types with great plant diversity. The new owner will be "ranch ready" with several items in good condition that convey with this gorgeous property. Inside a fenced in yard, you will find a 36'x52' pavilion with concrete slab in place complete with electricity, RV hookups, water, septic, and firepit. Located on a high point, this feature is great place to enjoy a cup of coffee in the morning while watching the wildlife or enjoy the fellowship of friends and family while you sit by the fire at night. This pavilion provides protection for the 2015 Grand Design Solitude RV which will convey. In addition, a two-seat 2012 John Deere Gator 825i and 2016 John Deere 5075E tractor with 250 hours including a front end bucket, shredder and grapple attachment will also stay. The several hunting stands and feeders will also be in place and ready to go. The property is perimeter and cross fenced with the fencing be-ing in good condition.

This diverse rolling 200 acres is about 85% covered in trees with some open pasture and roadways being the balance. The 1000+ft of river frontage is unique in that it sits on a bend in the river which provides water level access to the Guadalupe River as opposed to the steep cliffs usually found on either side. There is also a large sand bar just in front of the landing providing a "sometimes island" to utilize for recreation. This bend in the Guadalupe River also forms a rather large fishing hole for catfish and other fish. This riverfront and drainage area provides a wonderful sanctuary for the wildlife found in South/Central Texas. Furthermore, it is bordered to the East by McCoy Creek, another well traveled route for wildlife. This is a top-notch hunting property with year-round hunting opportunities.

A portion of the property does lie within the 100-year floodplain. The property is currently qualified under the Agricultural tax valuation via a grazing lease and also has a Wildlife Management Plan in place.

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Kendrick Baros

Realtor® - Land Specialist

kendrick@grandlandco.com

(361) 212-2892



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TREES

Live Oak, Post Oak, Pecan,
American Elm, Cedar Elm,
Hackberry, Sycamore, Osage
Orange, Black Willow, Ash,
Sweet Gum, Mesquite,
Huisache

GRASSES

KR Bluestem, Hooded Windmill
Grass, Bristlegrass, Coastal Ber-
muda, Switchgrass, Inland Sea
Oats

SHRUBS

Granjeno, Lime Prickly Ash,
Winged Elm, Ragweed, Frost-
weed, Wooly Croton, Green Bri-
ar, Mustang Grape

WATER

Live Water
1000 Ft River Frontage

WILDLIFE

Whitetail Deer
Rio Grand Turkey
Feral Hogs
Dove
Catfish

UTILITIES

GVEC Electric
Water Well

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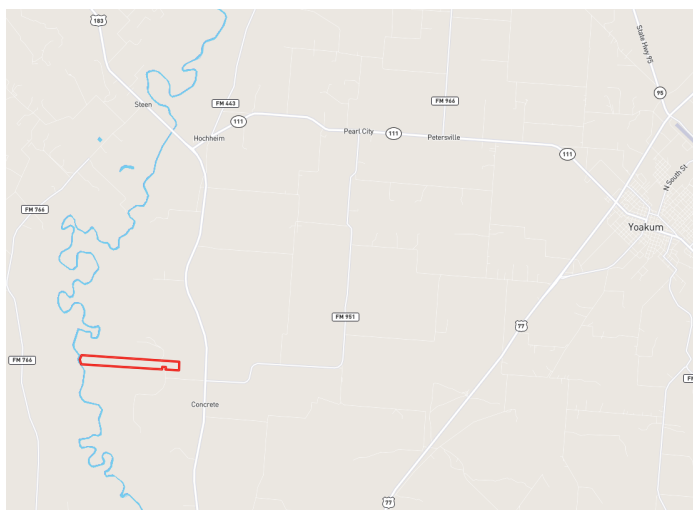
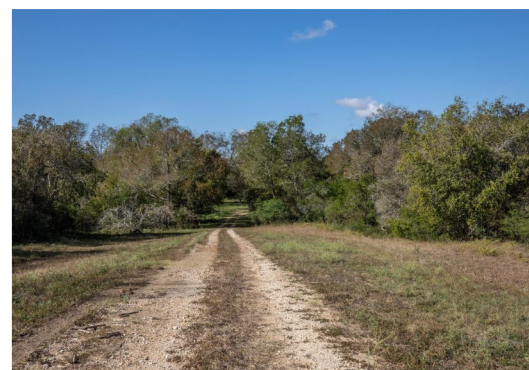
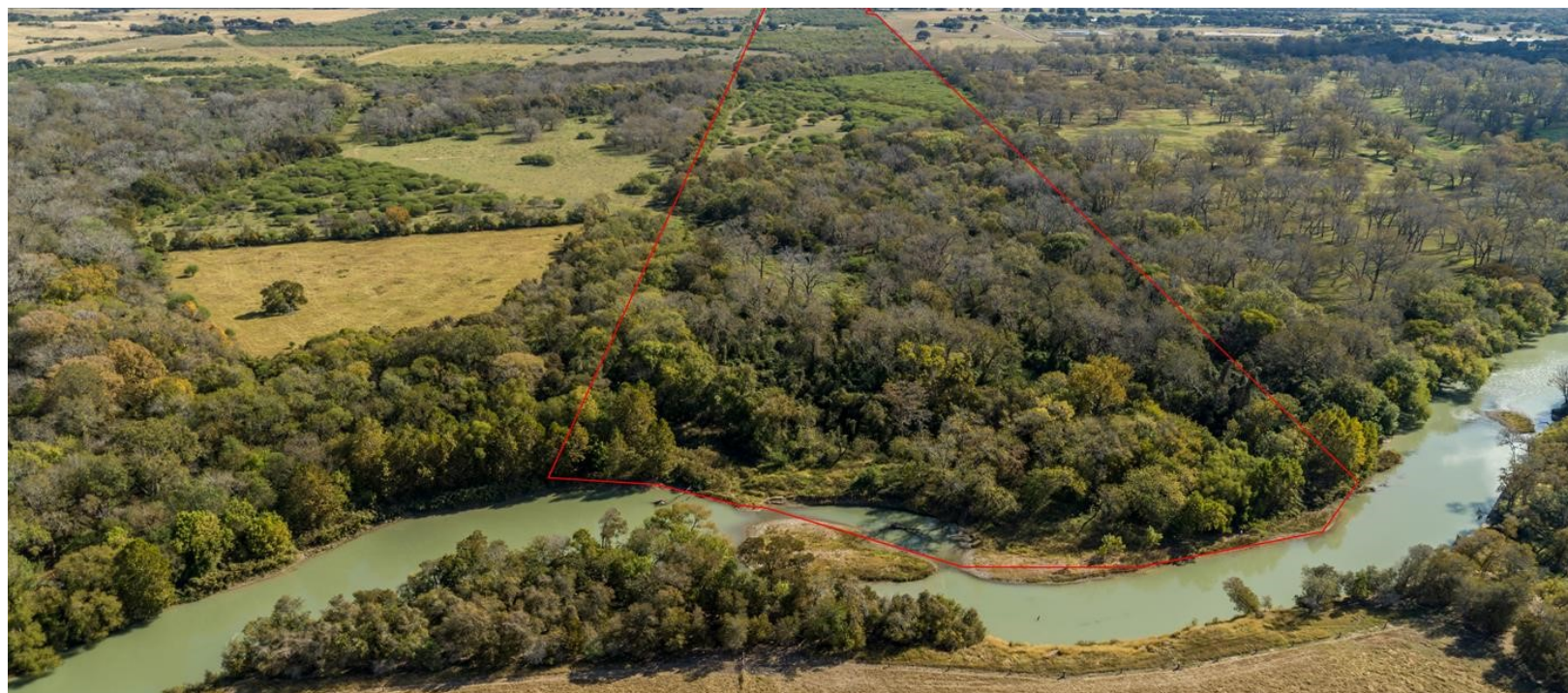


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LOCATION

Dewitt County

12 miles to Cuero

19 Miles to Yoakum

DIRECTIONS

From Cuero, Head north on US-183 for 10.8 miles turning left onto McElroy Rd. In 0.8 miles turn right onto Frels Rd. Pipe gate entrance is on the left.

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