



Convenient Country Homestead

16212 FM 682, Yoakum TX 77995

37.88 Acres (Up to 72 Acres Available)

\$672,600



1,700 SQ. FT. HOUSE

GIANT OAK TREES

EASY HWY ACCESS

If you are looking for a secluded country home with easy access to the highway where you can fish, hunt, raise cattle and your family, this is it! The ag-exempt 37.88 acres are just off US Hwy 77 north of Fordtran, halfway between Victoria and Hallettsville. An additional 34 acres with pond are available at the back of the property, for a potential total of 72 gorgeous acres.

The level property is 70% wooded with exceptional live oaks, immense post oaks, and scattered yaupon. The open pasture is mostly coastal Bermuda and other native grasses, perfect for cattle. More giant oak trees and lush grass surround the homesite overlooking a half-acre pond is in the front pasture. There is no floodplain on the property.

This homestead has two access easements, one to the cattle guard entrance and house, and the other to the back of the property. The house was built in 1983 and is a 1,700 sq. ft. with 2 bedrooms and 1.5 baths. It includes A/C and heat, a water well, and a fenced yard to keep out the cows.

The property has an agricultural tax valuation. 2020 taxes were \$956 for the 37 acres and \$8 for the additional 34 acres. No mineral rights are included.

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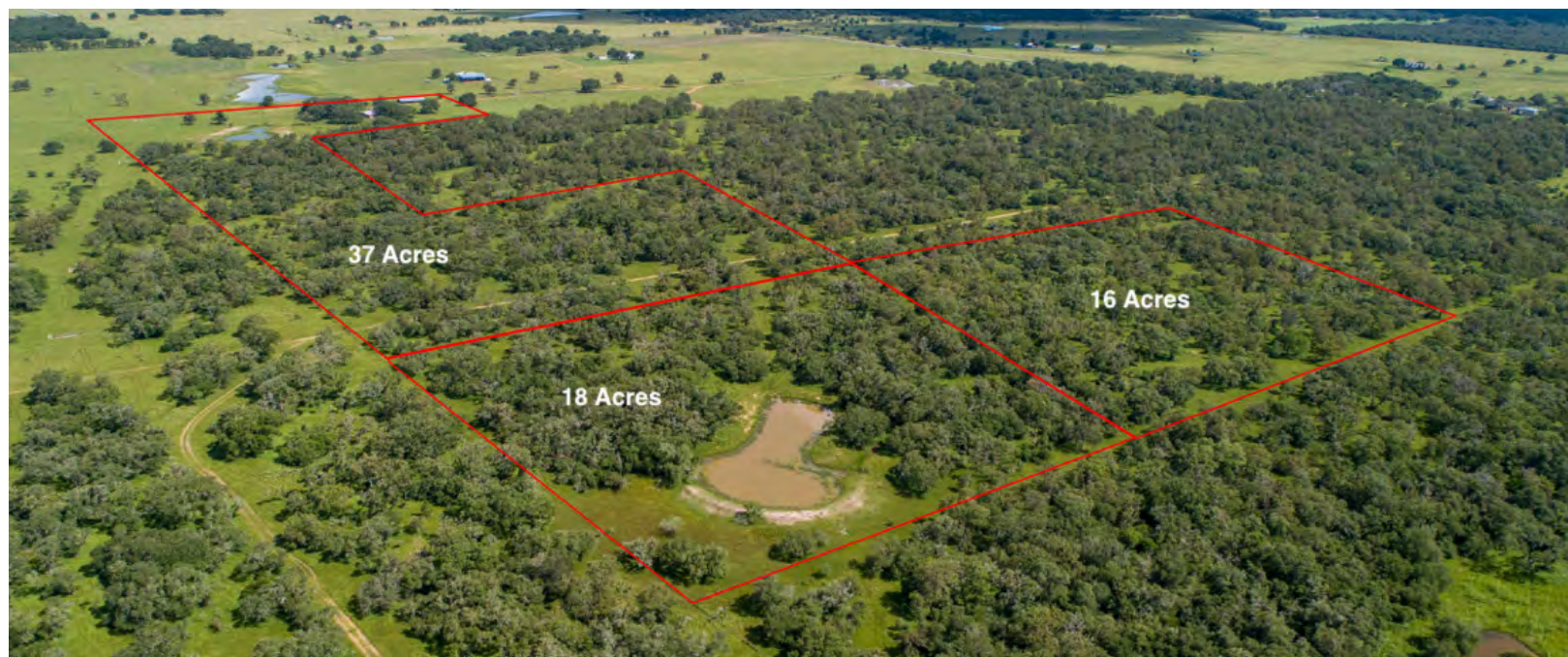


Kendrick Baros

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LOCATION

DeWitt County. 2.2 miles to Hwy 77, 18 miles to Yoakum, 20 miles to Victoria, 22 miles to Cuero, 27 miles to Hallettsville, 144 miles to downtown San Antonio, 132 miles to downtown Houston.

DIRECTIONS

From Hwy 77 turn onto FM 682. In 2 miles look for the easement access on the left, then a cattle guard with sign on the left.

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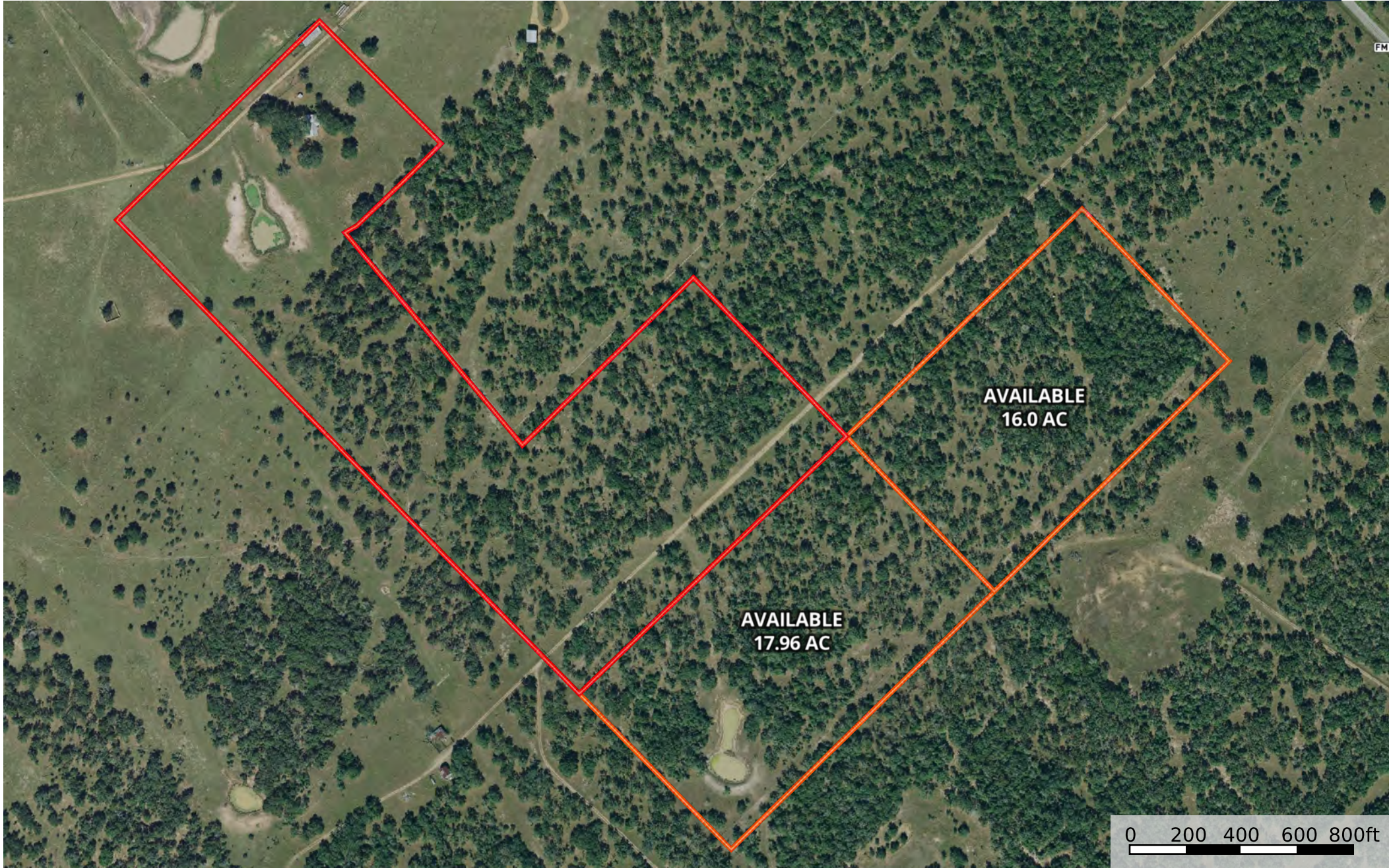


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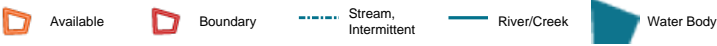
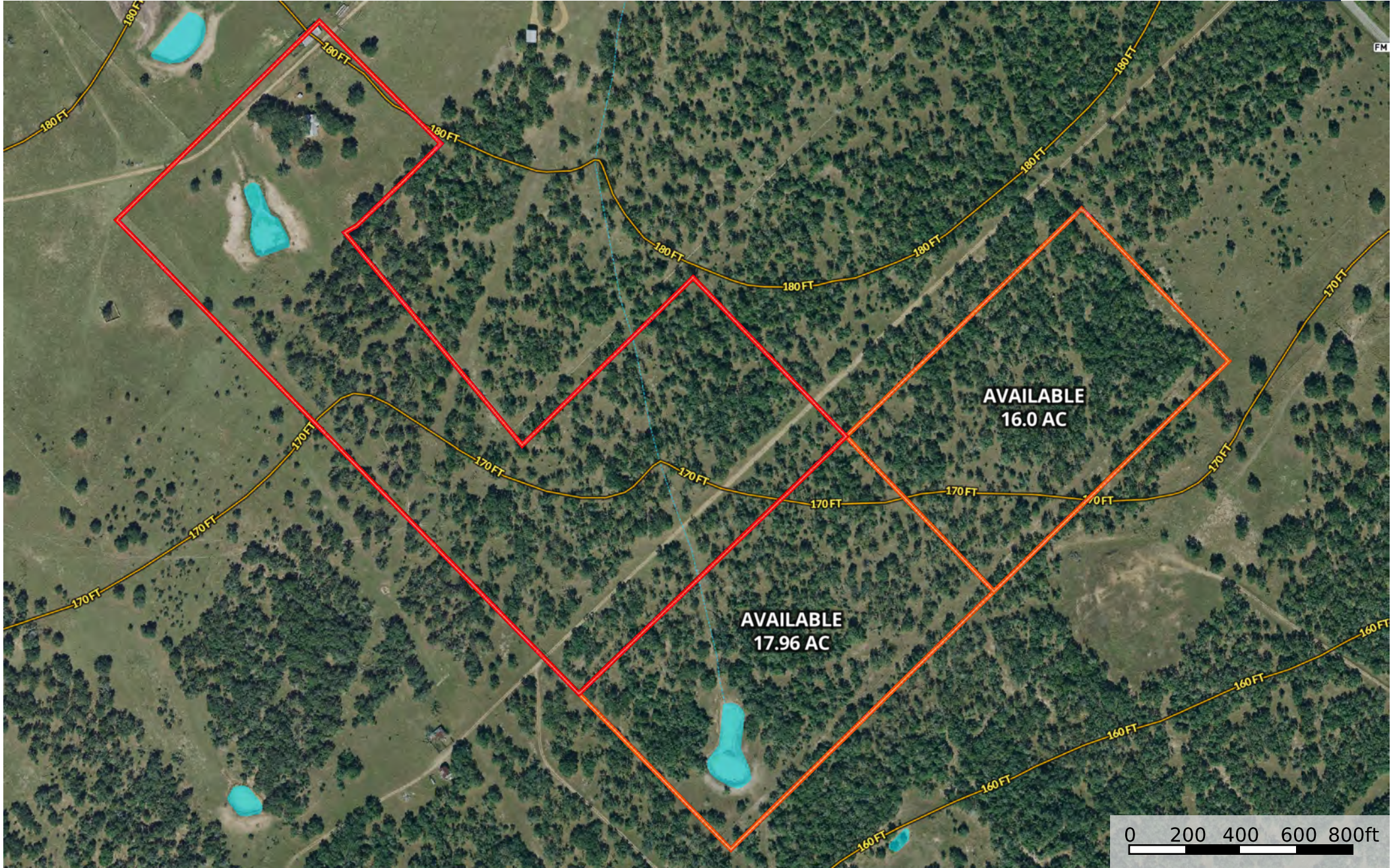
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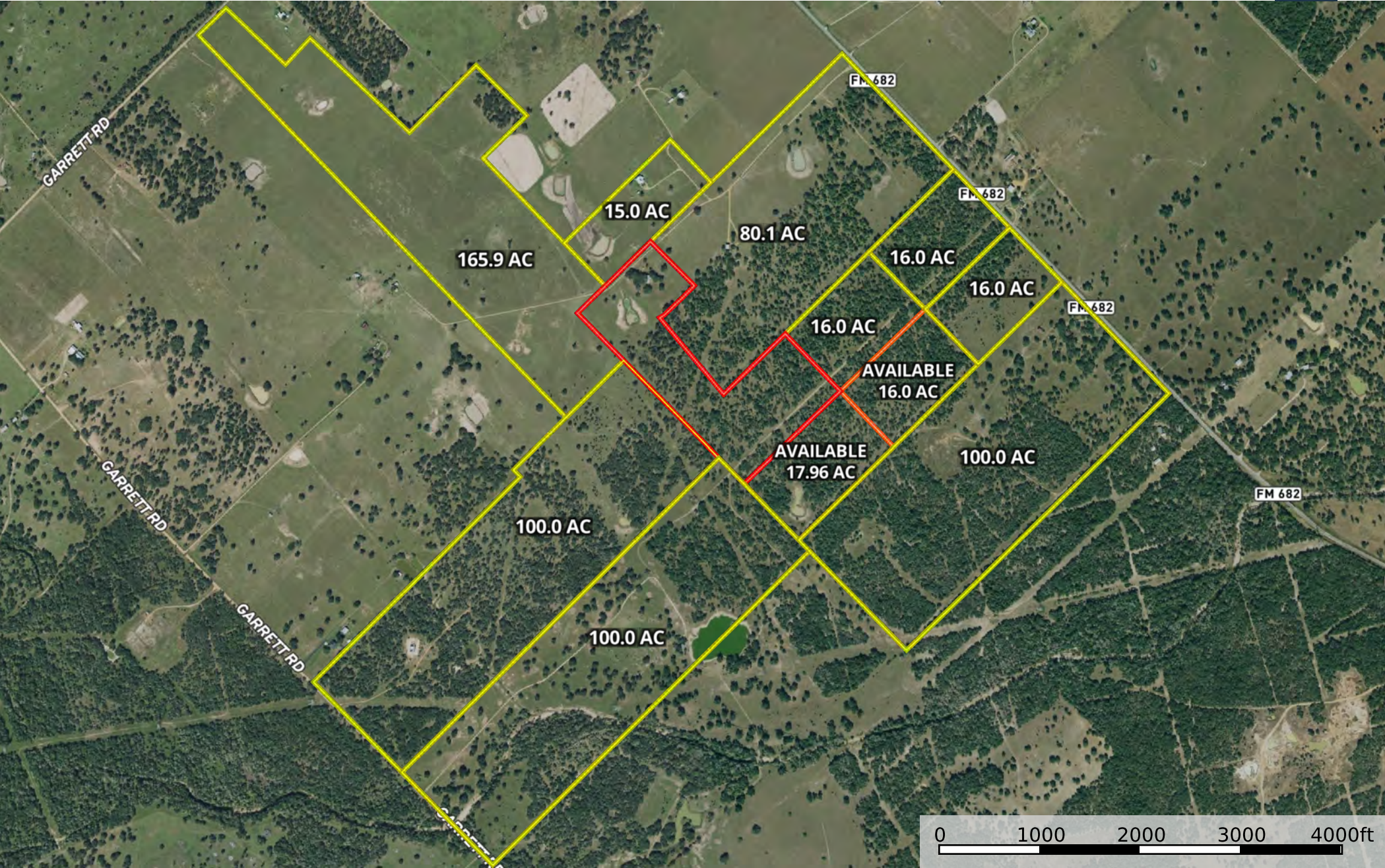
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Available Boundary





 Neighbor  Available  Boundary

**Grand
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This map displays the region around Victoria, Texas. Major highways are highlighted in orange, including US 77, US 87, and US 111. Local roads are shown in white. The map includes a scale bar from 0 to 20 miles and a north arrow. Key locations include Yoakum, Cuero, Victoria, and Telferner. Highways shown include FM 951, FM 682, FM 447, FM 236, FM 622, FM 444, FM 59, and US 77, 87, 111, 56, 59, 185.

