



Poco Loco Ranch 76

TBD Hwy 87, Westhoff, TX 77994

76 Acres

\$649,900



HIGHWAY FRONTAGE

WATER & ELECTRIC

CLOSE TO TOWN

This unrestricted, triangular tract boasts 2,550+ feet of road frontage on Hwy 87 just northwest of Westhoff in Gonzales County. The beautiful, raw land is covered with a sandy loam soil perfect for the coastal Bermuda grass and large pecan, live oak, and elm trees adorning the landscape. A small pond in the woods provides great wildlife habitat. County water and electricity are already in place along Hwy 87. The low perimeter fence and water trough connected to the water line make it ready to go for livestock. A gas pipeline easement crosses the property providing a perfect sendero to watch wildlife. The highway frontage provides great commercial opportunities with plenty of room to set your home back off the road, making it a perfect spot for a country ranchette estate. No mineral rights are included. Agricultural tax valuation. 278 additional acres are available, see attached maps.

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TREES

Live oak
Elm
Pecan
Mesquite

GRASSES

Coastal Bermuda
Various natives

SHRUBS

Huisache

WATER

Pond

WILDLIFE

Whitetail deer
Dove, Hogs
Bobcats
Coyotes
Songbirds
Small mammals

UTILITIES

Electric meter
Water meter

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LOCATION

Gonzales County, Nixon-Smiley CISD. 2 miles to Westhoff, 9 miles to Smiley, 17 miles to Cuero, 71 miles to downtown San Antonio, 90 miles to Austin, 162 miles to Houston.

DIRECTIONS

From San Antonio, take Hwy 87 southeast towards Victoria. 9 miles after Smiley, TX the property is on the right.

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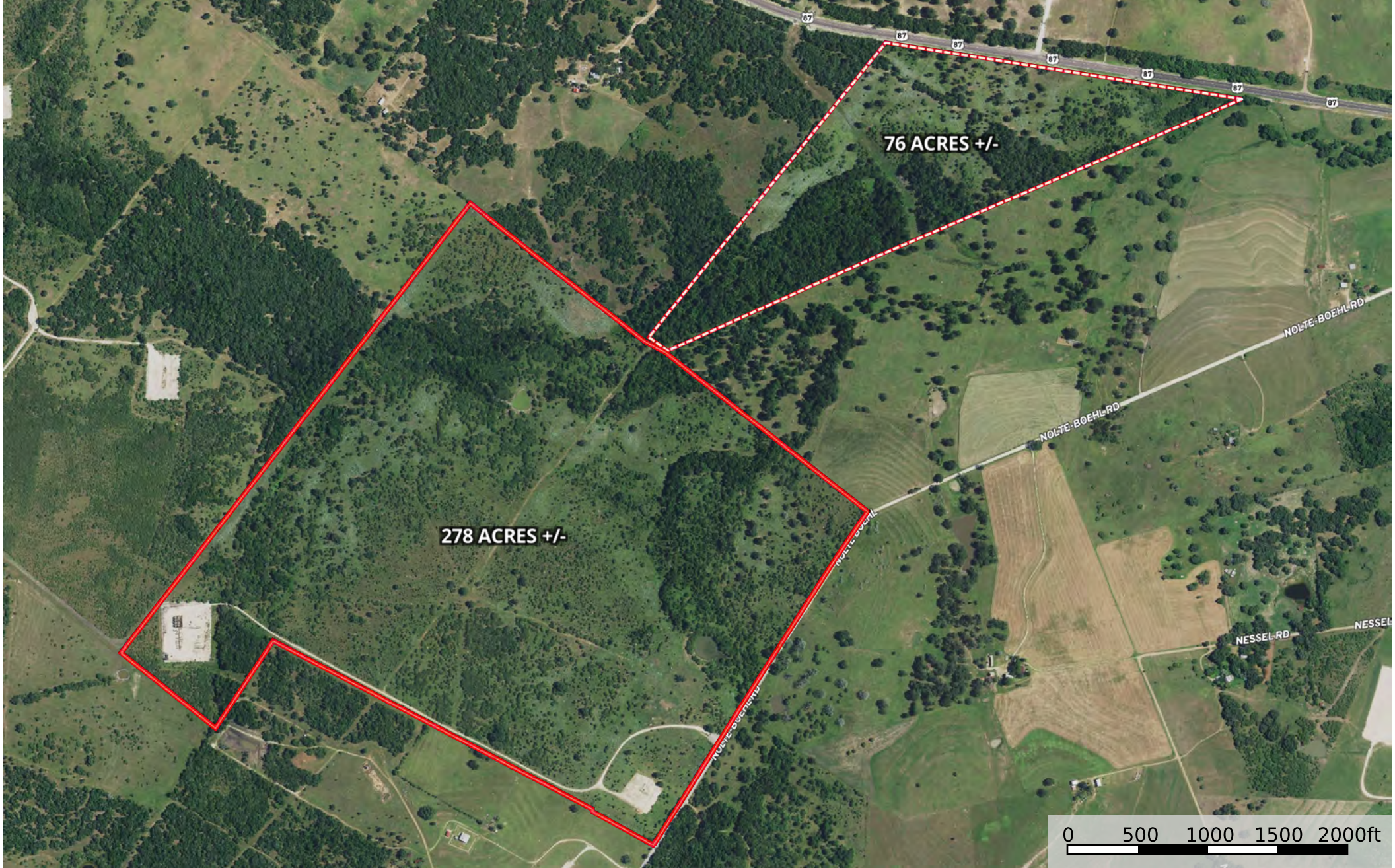


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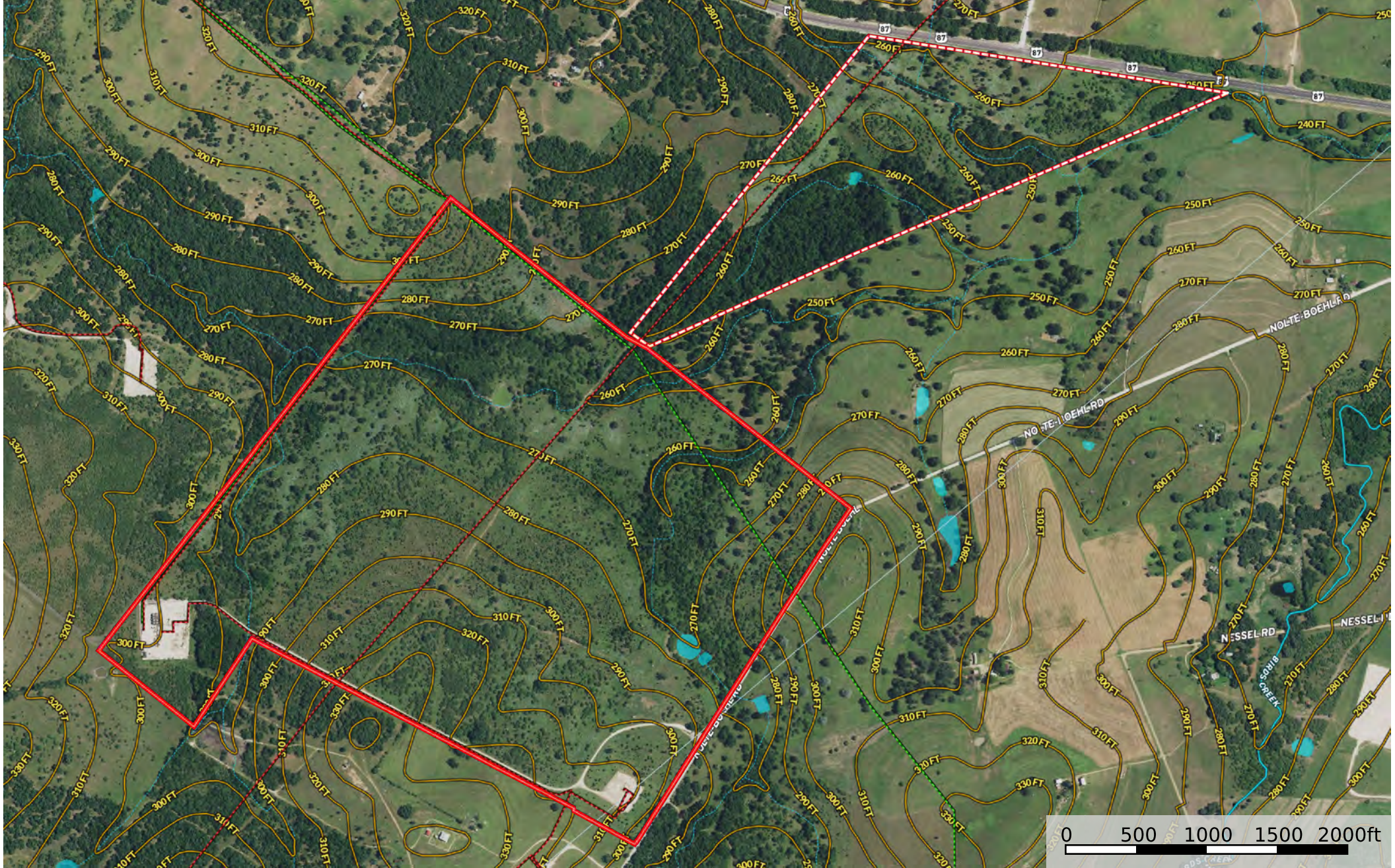
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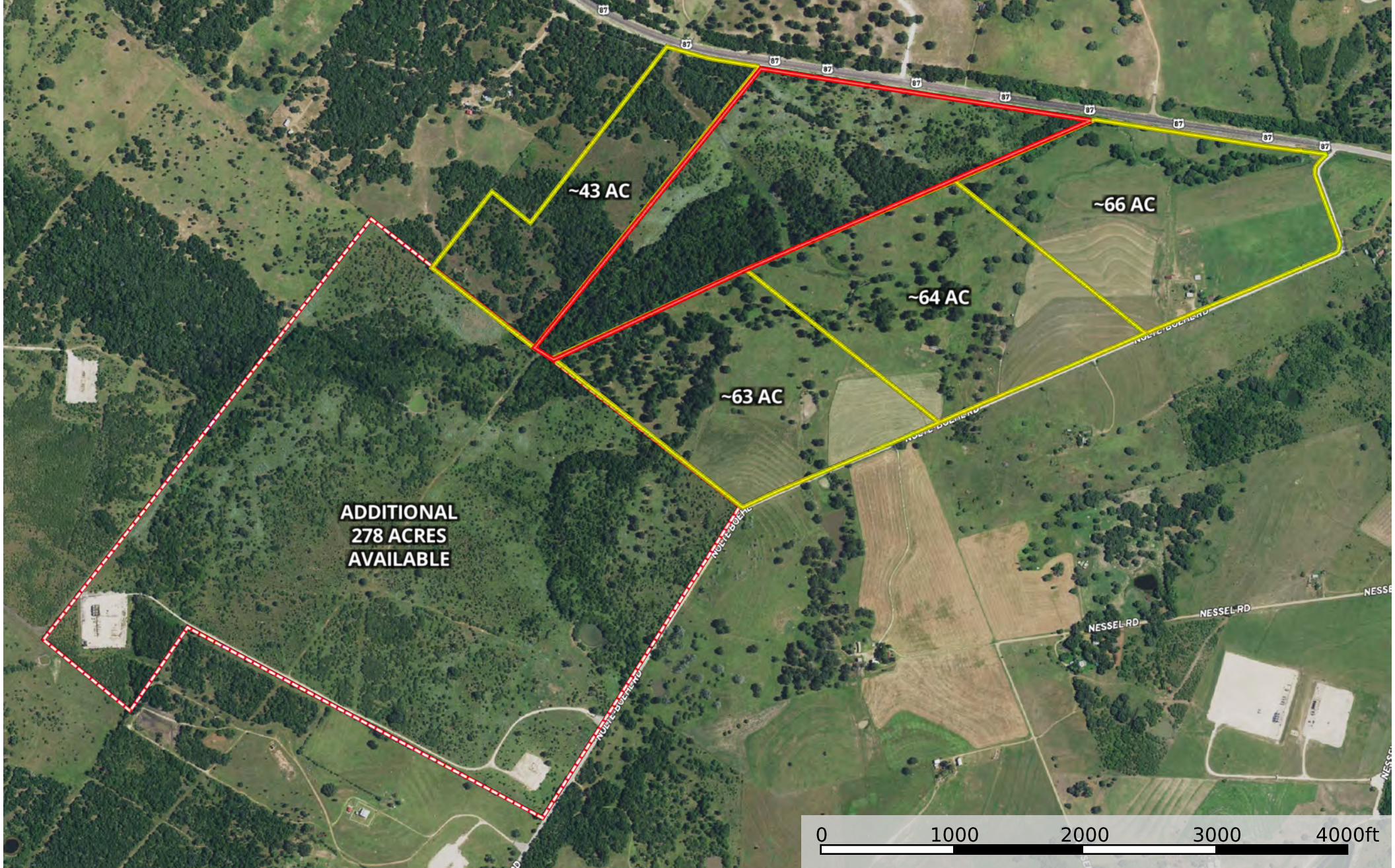
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 76 Acres  278 Acres



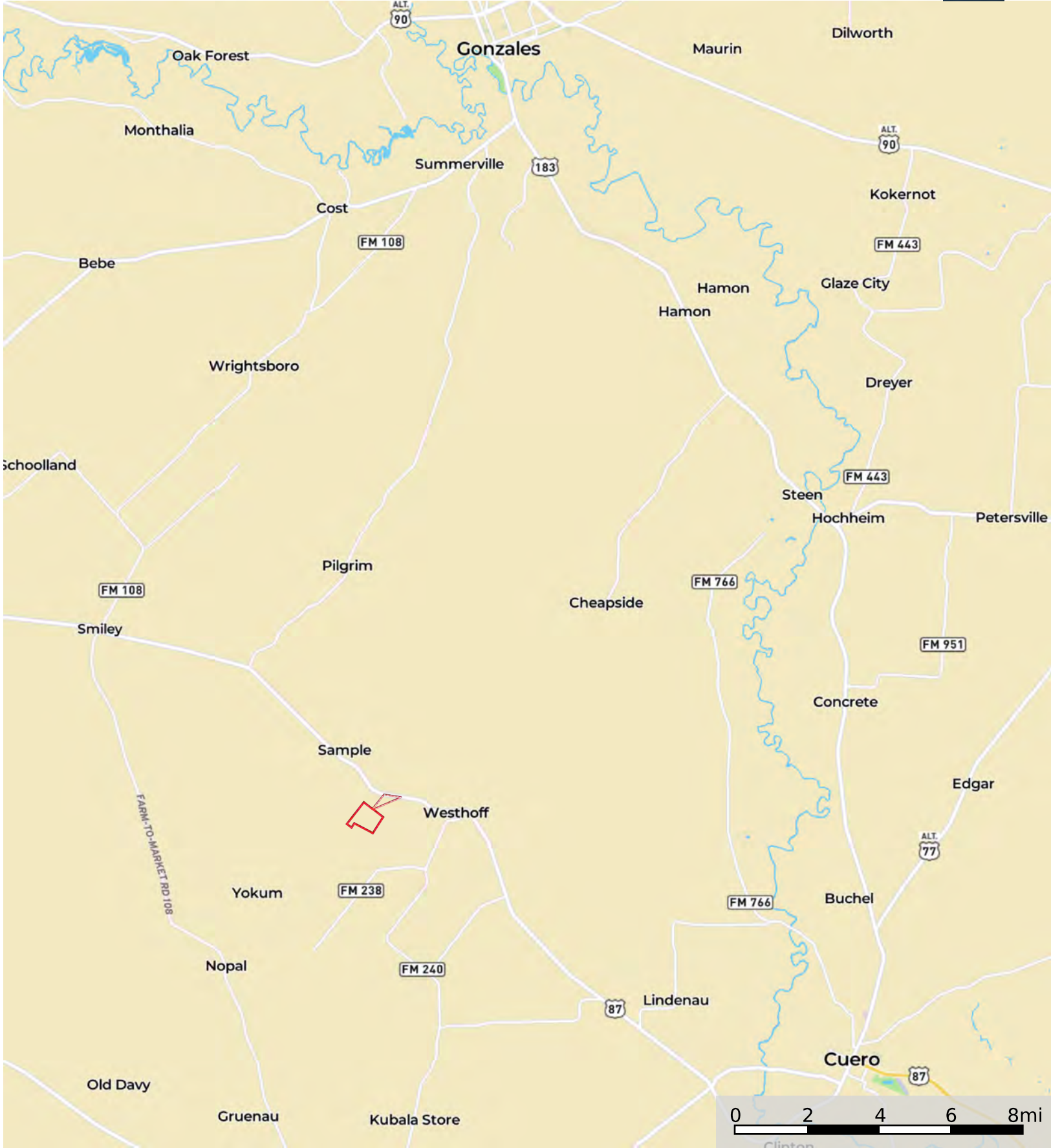
- 76 Acres
- 278 Acres
- Stream, Intermittent
- River/Creek
- Water Body
- Crude Oil
- Natural Gas
- Other



Neighbor Boundary Available 278 Acres

Poco Loco Ranch - Westhoff, TX

DeWitt and Gonzales Counties, 76 & 278 AC +/-



76 Acres 278 Acres