



STRATTON OAKS

4209 Edgar-Leesville RD Yoakum, TX

81 Acres | \$765,000



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PROPERTY DESCRIPTION

Stratton Oaks is a stunning 81-acre tract located in Yoakum, TX. This property has predominantly been used for grazing livestock and is currently ag-exempt. You'll find roughly 70 acres of improved pasture that are cross-fenced into four sections. Each section has gated access to the large tank situated in the middle of the property. Stratton Oaks has county road frontage on three sides of the property. Given its accessibility, no restrictions, and being near several major cities, it would make for a great development or homestead.

Stratton Oaks is comprised of mostly improved pasture with multiple species of scattered Oaks. There is a gently sloping terrain with more than 20' of elevation change from east to west. A large tank in the middle of the property serves as a great water source for the livestock and wildlife that graze this property.

There is an operating water well on the property that is approximately 150' deep. both water and electric are available at the 30' by 100' pole barn located on the NW side of the property. Five-strand barbed wire fencing along the perimeter.

The property is ag-exempt. 2022 taxes were approximately \$400.



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SCAN HERE TO VIEW MORE OF
STRATTON OAKS

GRASSES

King Ranch Bluestem
Virginia Wildrye
Texas Wintergrass
Little Bluestem

TREES

Live Oak
Post Oak
Blackjack Oak
Mesquite
Hackberry
Sweet Gum

SHRUBS

Dewberry Vine
Huisache
Greenbriar
Yaupon
Mustang Grape
China Berry

WILDLIFE

Whitetail Deer,
Turkey, Migratory
Waterfowl, Wild
Hogs

WATER

A large tank is situated
in the middle of the
property.

UTILITIES

Electricity and water
well are connected and
service the pole barn.



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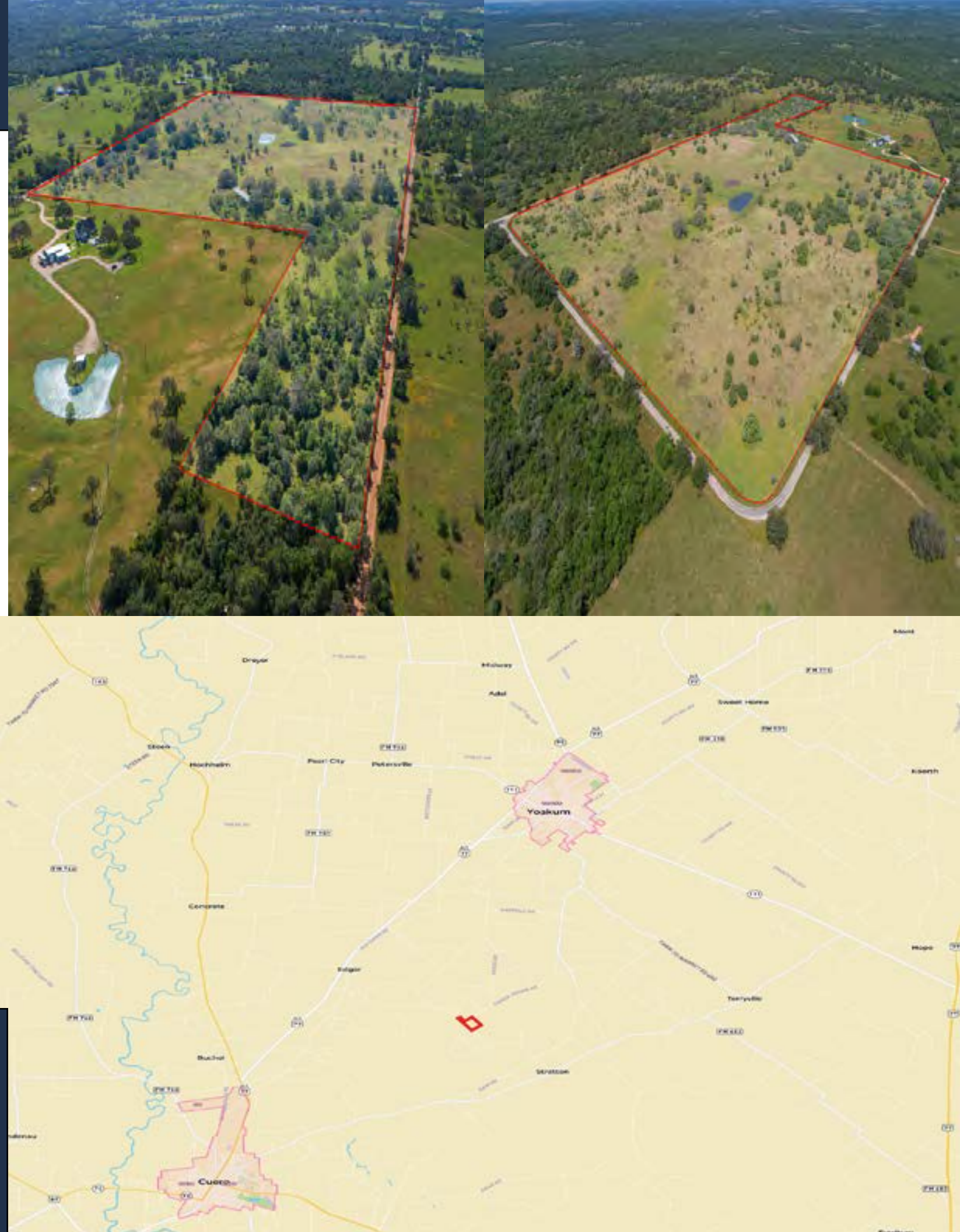
LOCATION

DeWitt County

160 miles to Seguin, 40 miles to Victoria, 16 miles to Cuero, 66 miles to Port Lavaca, 115 miles to San Antonio International Airport, 155 miles to Houston.

DIRECTIONS

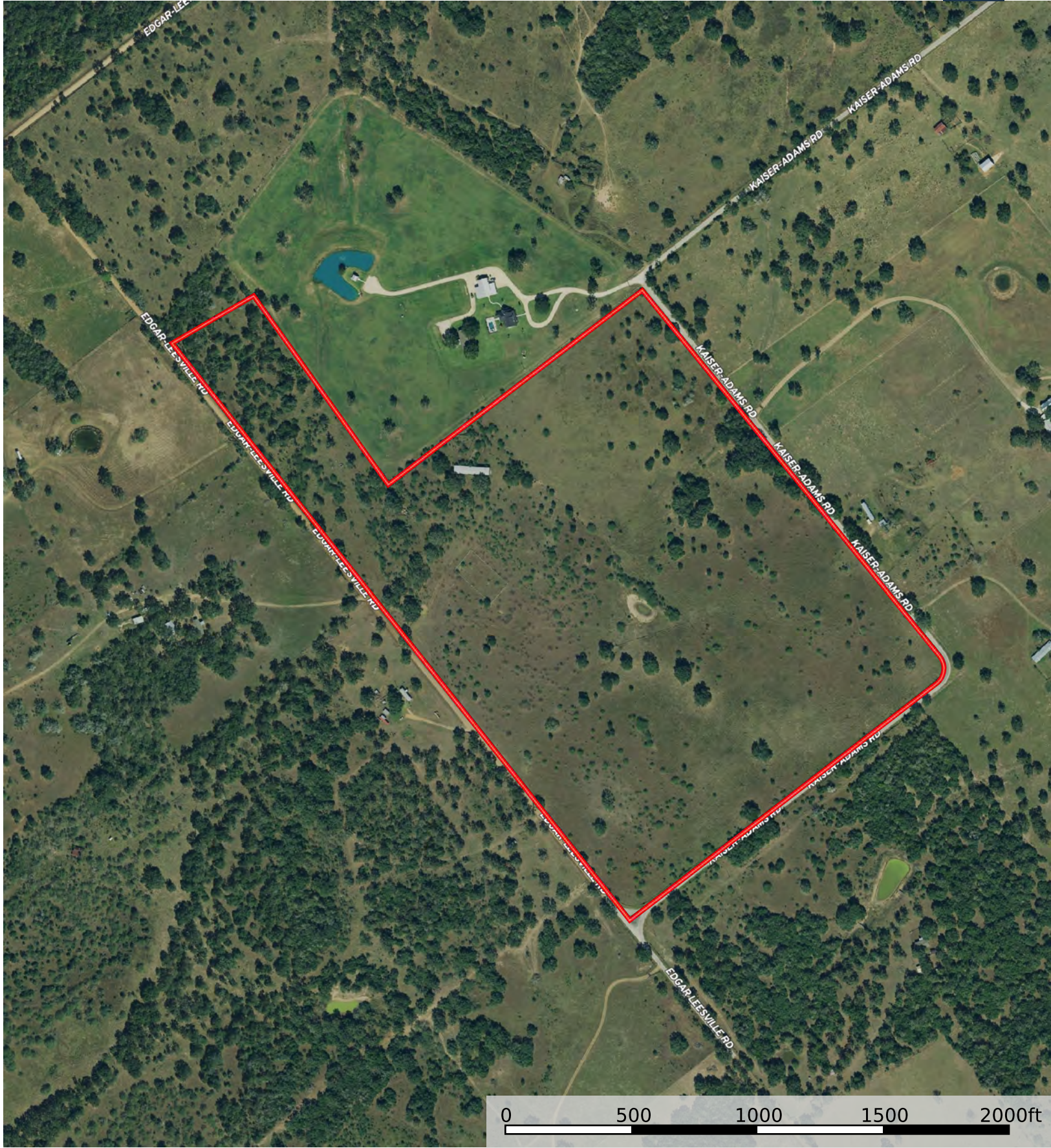
From Yoakum, head east on Morris St, turn right onto Edgar St, in 3 miles turn right onto FM 3010, in 2.6 miles turn right onto Kaiser-Adams Rd. Follow Kaiser-Adams for 4 miles, turn right onto Edgar-Leesville Rd. Gate will be on your right in 0.4 miles



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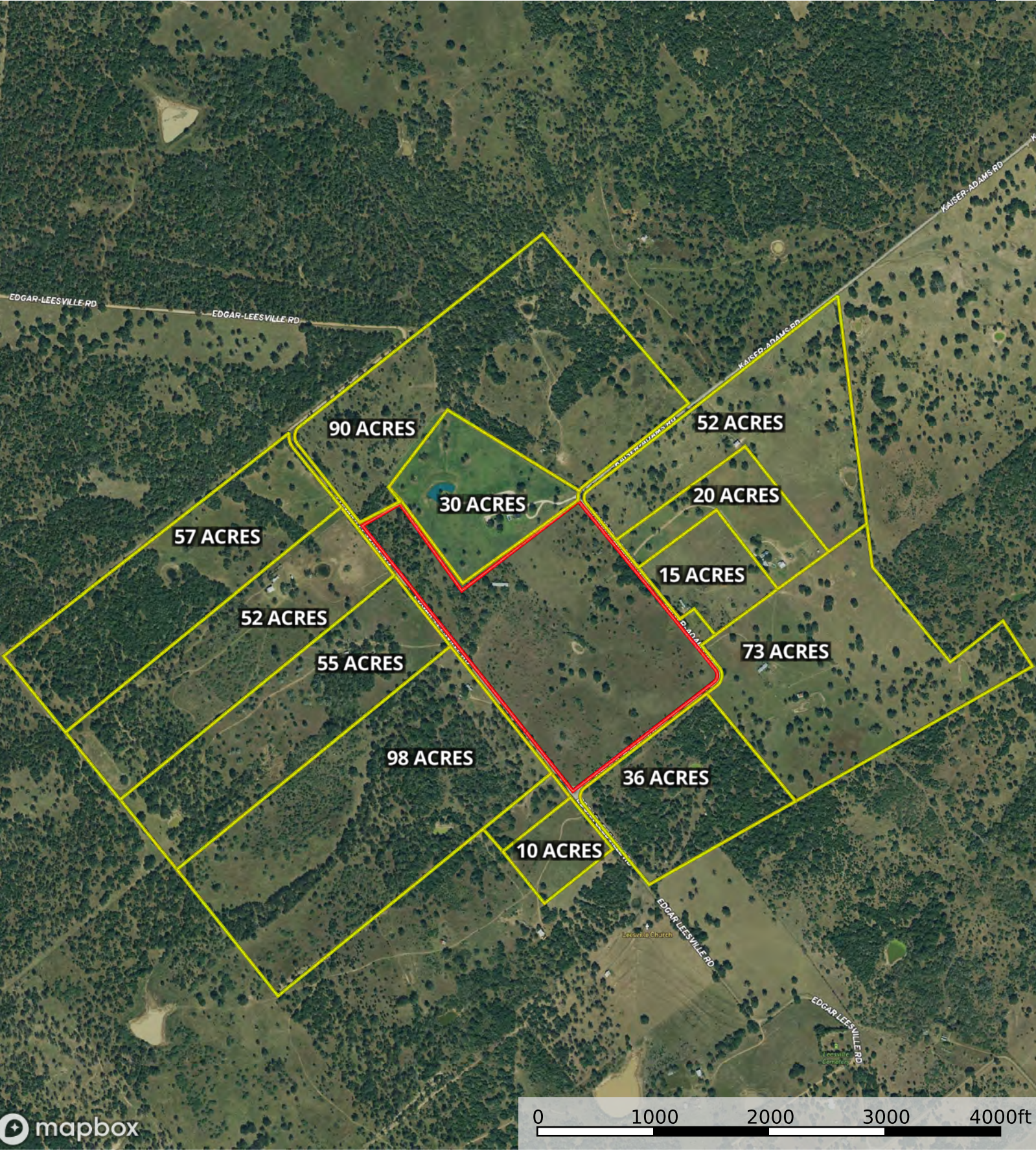
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