

# 96 ± AC IN DEWITT COUNTY WITH 5 ± AC LAKE, HOME, AND PARTY PAVILION!



 **COLDWELL BANKER** | D'ANN HARPER, REALTORS®  
LAND & RANCH

*Finding You* THE PERFECT PLACE TO HANG YOUR HAT

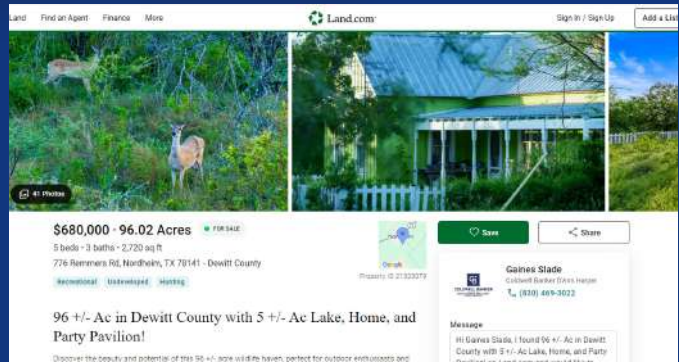
210.483.7500 • [TexasLandAndRanch.com](http://TexasLandAndRanch.com)



## PROPERTY DETAILS



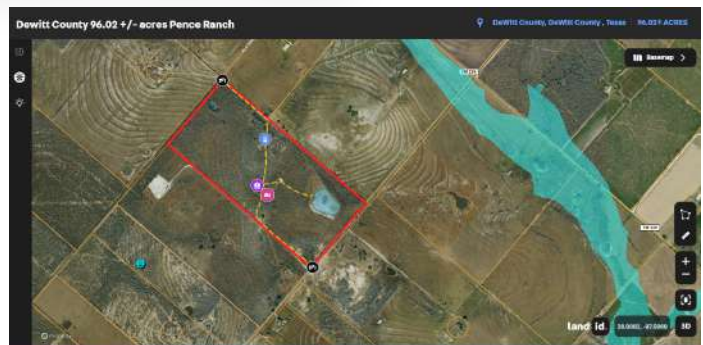
Scan QR Code or [Click Here](#)  
for more details about the  
property.



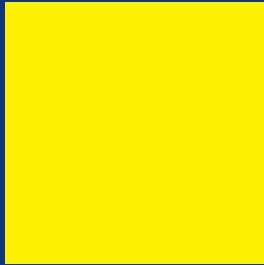
## INTERACTIVE MAP



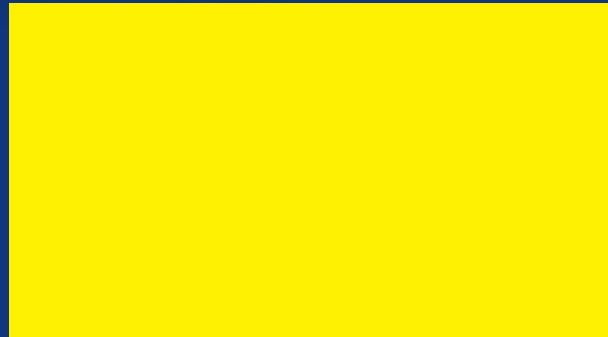
Scan QR Code or [Click Here](#)  
for an interactive map.



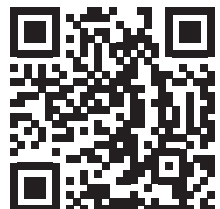
## PROPERTY VIDEO



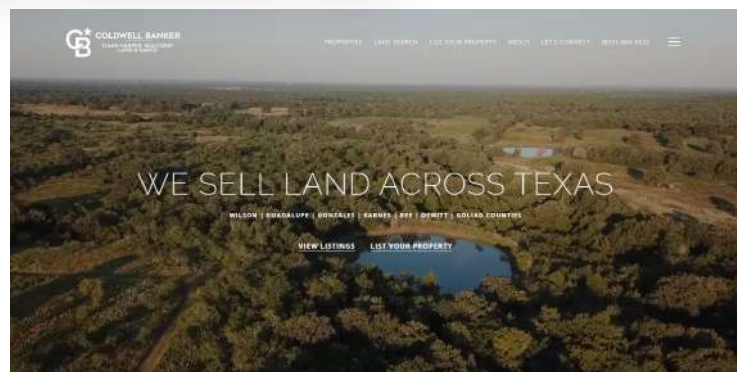
Scan QR Code or [Click Here](#)  
to view property video.



## MORE PROPERTIES



Scan QR Code or [Click Here](#)  
to view more properties.



## 776 REMMERS ROAD

96.02± ACRES | DEWITT COUNTY, TX

Discover the beauty and potential of this 96 ± acre wildlife haven, perfect for outdoor enthusiasts and those looking to create their dream retreat. Located just 2 ± miles from Nordheim and 10 ± miles from Yorktown, this property boasts a 5-bedroom, 3-bathroom home with approximately 2,720 ± sqft, offering a unique remodeling opportunity in a serene and peaceful setting.

The land features a 5-acre lake teeming with life, a stock tank, and thick, dense brush providing ideal cover for wildlife such as dove, deer, turkey, hogs, and quail. Enjoy fishing and nature right in your backyard with a water well connected to the lake.

Perfect for entertaining, the property includes a large party pavilion equipped with water and power connections, making it the ideal spot for gatherings or outdoor events. Additional amenities include a spacious storage barn, adding to the property's practicality.

Conveniently located 48 miles from Victoria, 80 ± miles from San Antonio, and 94 ± miles from Corpus Christi, this is a rare opportunity to own a slice of Texas with endless potential for recreation, relaxation, and future development.

### 96 ± ACRE PROPERTY

**1 STOCK TANK, AND A 5-ACRE LAKE LOADED  
TEEMING WITH LIFE**

**5 BEDROOMS, 3 BATHROOMS IN A 2,720 ± SQFT  
HOME**

**WILDLIFE HAVEN INCLUDING DOVE, DEER,  
TURKEY, HOGS, QUAIL**

**WATER WELL CONNECTED TO THE LAKE**

**STORAGE BARN**

**PARTY PAVILION LARGE COVERED  
ENTERTAINMENT AREA WITH AMENITIES AND  
WATER / POWER CONNECTIONS**

### THICK DENSE BRUSH

**REMODELING OPPORTUNITY TO CREATE YOUR  
DREAM HOME IN A SERENE SETTING**

**2 ± MILES TO NORDHEIM**

**10 ± MILES TO YORKTOWN**

**48 ± MILES TO VICTORIA**

**80 ± MILES TO SAN ANTONIO**

**94 ± MILES TO CORPUS CHRISTI**

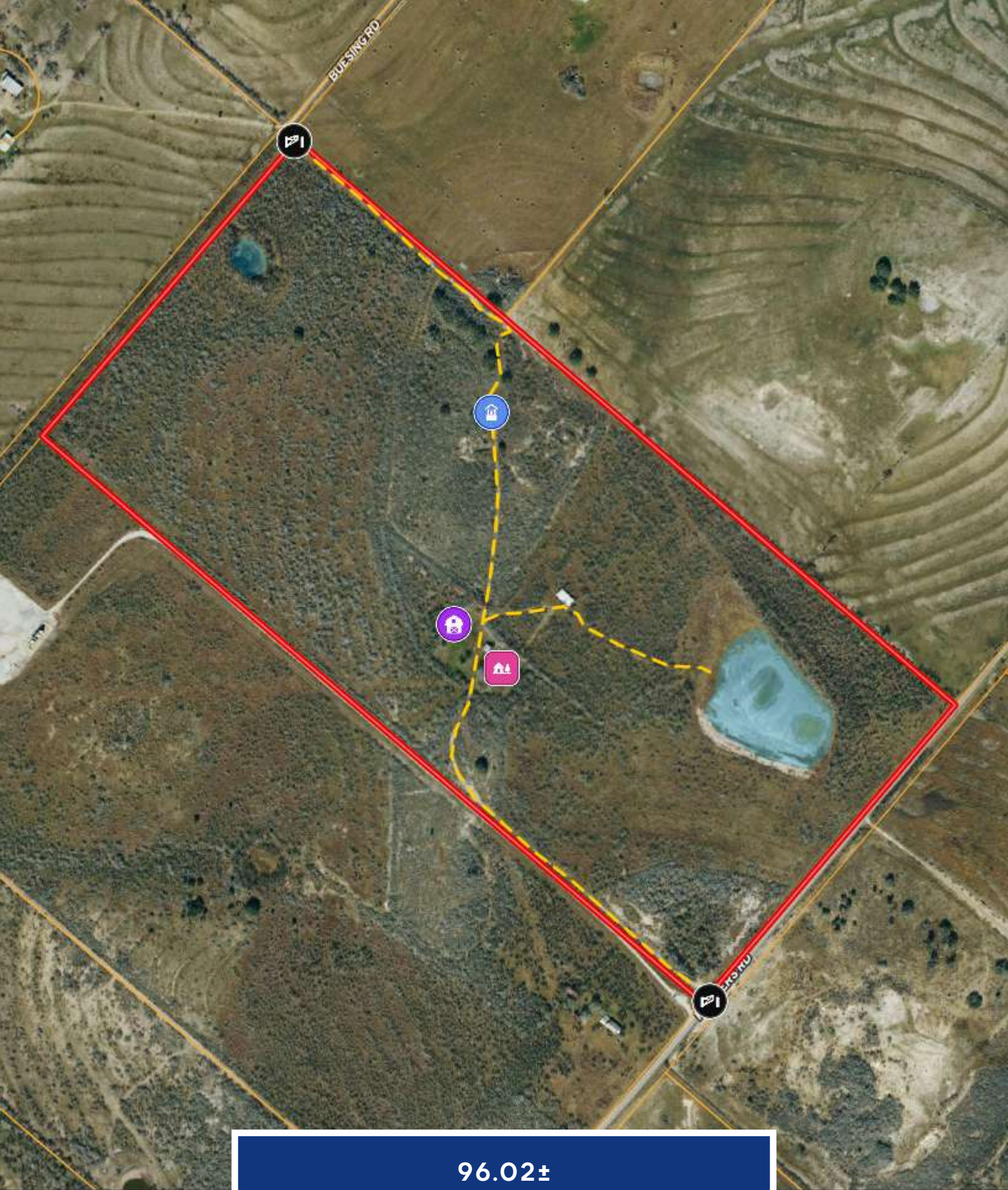












96.02±  
ACRES



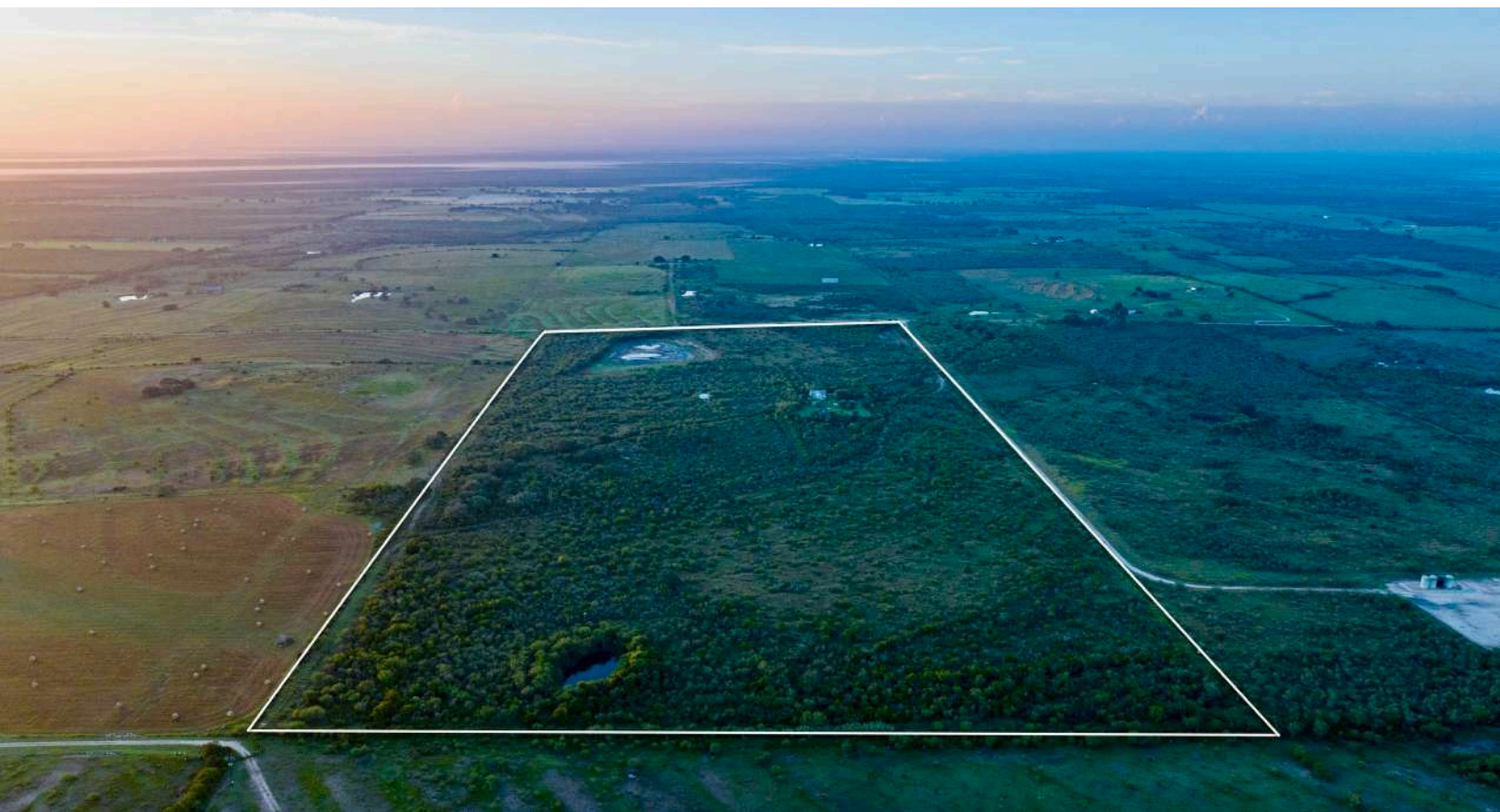


**DEWITT  
COUNTY**









## GAINES SLADE

VICE PRESIDENT OF LAND & RANCH  
LAND SPECIALIST

[GAINES.SLADE@CBHARPER.COM](mailto:GAINES.SLADE@CBHARPER.COM)

830.469.3022



**COLDWELL BANKER**

D'ANN HARPER, REALTORS®  
LAND & RANCH

WHO YOU WORK WITH MATTERS





COLDWELL BANKER

D'ANN HARPER, REALTORS®  
LAND & RANCH

# TRANSFORM YOUR LAND WITH EASE

Looking to upgrade your property without the immediate financial burden? Our exclusive owner financing option for land improvements offers the perfect solution. Gain immediate access to essential upgrades with minimal upfront costs.

## KEY IMPROVEMENTS AVAILABLE



### WATER WELLS

Secure a sustainable water supply.



### ELECTRIC METERS

Power your land efficiently with electrical setup services.



### FENCING

Protect and define your property with high-quality fencing.



### BRUSH CLEANING

Prepare your land for cultivation or development with professional brush clearing.

Land ownership made simple. Roll essential improvements into your land purchase using owner financing options with as little as 5% down. This exceptional opportunity allows you to realize your dreams of owning land without the heavy upfront financial burden.

For more information on how you can take advantage of our owner financing for land improvements, contact:



**GAINES SLADE, REALTOR®**

830.469.3022

gaines.slade@cbharper.com

weselltexasranches.com



# **FOR HIRE!**

## **ASV RT-135 Forestry**



**Ready to tackle any  
job!**

**with a FAE Drum Mulcher!**



- WIDEN AND MULCH SENDEROS**
- MULCH PERIMETERS**
- MULCH BRUSH PILES INSTEAD OF BURNING**
- MAKE NEW ROADS**
- CLEAN AROUND TANKS AND PONDS**
- OLD BARN AND HOMESTEAD DEMO**
- CLEAN UNDER LEGACY OAKS**
- RECLAIM PASTURES**

**Give Gaines Slade a call  
today!**

**Email: [gaines.slade@cbharper.com](mailto:gaines.slade@cbharper.com)**

**Phone #: 830.469.3022**

## **WE SELL TEXAS LAND**



**COLDWELL BANKER**  
DAVID HARTZ, REALTOR®  
LAND & RANCH

**GAINES SLADE**  
VICE PRESIDENT OF LAND & RANCH  
LAND SPECIALIST / LICENSED IN TX  
**(830) 469-3022**  
[TEXASLANDANDRANCH.COM](http://TEXASLANDANDRANCH.COM)



# TEXAS HUNTER<sup>®</sup>

## PRODUCTS

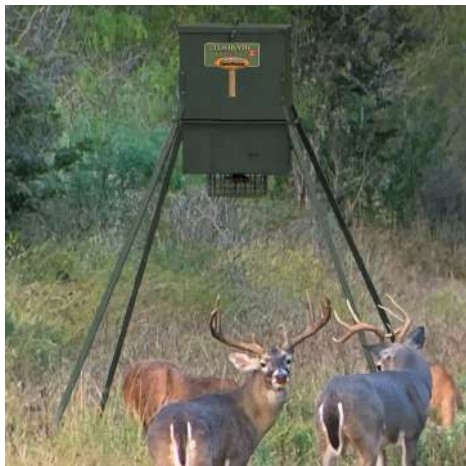
As an authorized dealer and installer for Texas Hunter Products, I'm here to help you seamlessly integrate their offerings into your newly purchased property. Don't hesitate to contact me if you're interested in enhancing your property with their top-quality products.



BIG PROTEIN



BOX BLIND



FEEDER SPIN



ECONOMY BLIND





# WE FINANCE **LOTS** OF DREAMS

## LOT LOANS

- Raw land of 20 acres or less can be considered a “lot”
  - We do have options for larger tracts
- No minimum acreage
- 15% minimum down payment
- Flexible Loan Terms – up to 25 years
  - Fixed Rate – no adjustments or balloon payments
  - Adjustable Rate
  - Variable Rate – lowest rate, good option if building soon.
- Can Roll Improvements into loan – purchase or refinance
  - Barns, fences, ponds, roads, etc.
- Property must be Rural
  - Outside city limits or in town with less than 2500 population
- Non-ATR Program – limited documentation for loans < \$250k.
- If Lot is in a Development
  - Final Plat must be approved
  - All weather road access to lot
  - Utilities must be at least scheduled
- Farm Credit Loan – will not be sold to outside servicer



## KACI JOHNSON

Mortgage Loan Officer | NMLS#: 1966507  
830-399-7176 | [KJohnson@TexasFCS.com](mailto:KJohnson@TexasFCS.com)







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**D'ANN HARPER, REALTORS®  
LAND & RANCH**



# GAINES SLADE

Vice President of Land & Ranch, Land Specialist  
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[weselltexasranches.com](http://weselltexasranches.com)



# #1

Individual Sales Agent for  
Coldwell Banker D'Ann Harper, REALTORS®,  
2022 & 2023



Deer Steward  
**LEVEL 1**



FAA Part 107  
Remote Pilot  
Certification

**#1** Highest Individual GCI Company-wide 2023

# 145

Ranches Sold in the Past 4 Years

**#2** Most Listings Sold Company-wide 2023

# \$130M+

In Sales in the Past 4 Years

**#2** Most Listings Taken Company-wide 2023

“ We’ve purchased real estate of all types for years, but when it came time to move into a new arena, land, we knew we needed an expert on the team. Gaines Slade has been everything you could ask for in a partner: knowledgeable, hard working, fun & easy to work with, and he brings a deep bench of connections to the table that has made all of our transactions as smooth as possible. We’re looking forward to buying more land with Gaines! ”

-DEVIN E, TEXAS LANDOWNER

“ I had my property on the market for the same price (even lower at one point) with no results for about two years. Gaines was able to sell my property within a matter of weeks. Connections, advertising, land/ranch specialty, reputation. Enough said. ”

- UNA KERENSA HILL,  
FORMER TEXAS LANDOWNER