

EST



2005

PRP

**PREMIER RANCH
PROPERTIES**

The Warren Ranch

Yorktown, TX

Dewitt / Goliad Counties

257.20 AC

Call Chad Edwards at (512) 350-3532 with any questions or to set up a showing at your convenience.

Property Description

- Gorgeous main residence & guest house
- Oversized main garage & primary barn
- ~3500 ft. od Coletto Creek traverses through this beautiful ranch
- Game fenced with multiple species of exotic animals & white-tail
- Multiple retention ponds on site stocked with bass and catfish
- 3 active water wells on site to supply water to residences & ponds
- 75% wooded areas & 25% open pasture land
- 35+ ft of elevation change from front to back
- Private and peaceful end of the county road setting















































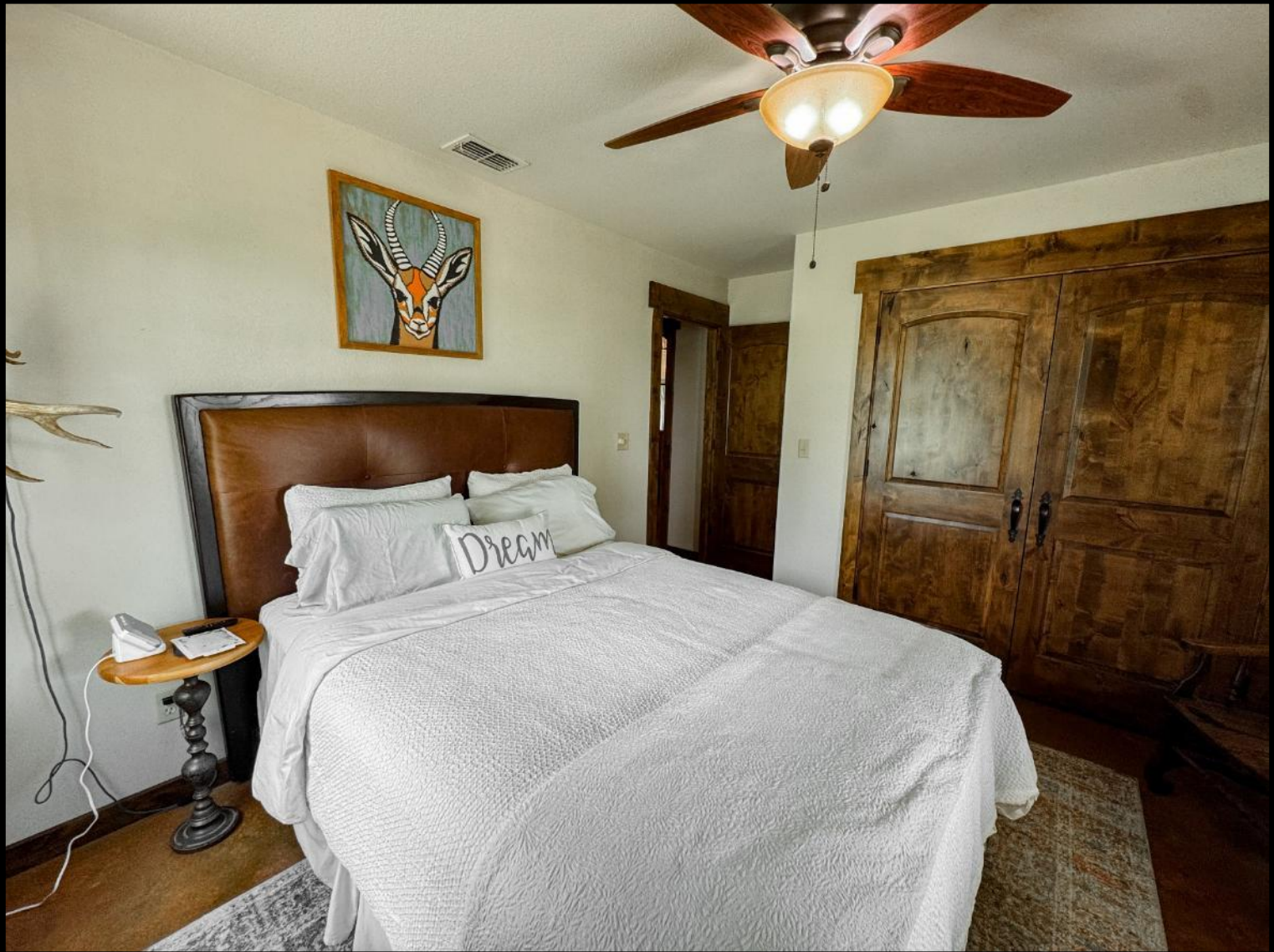






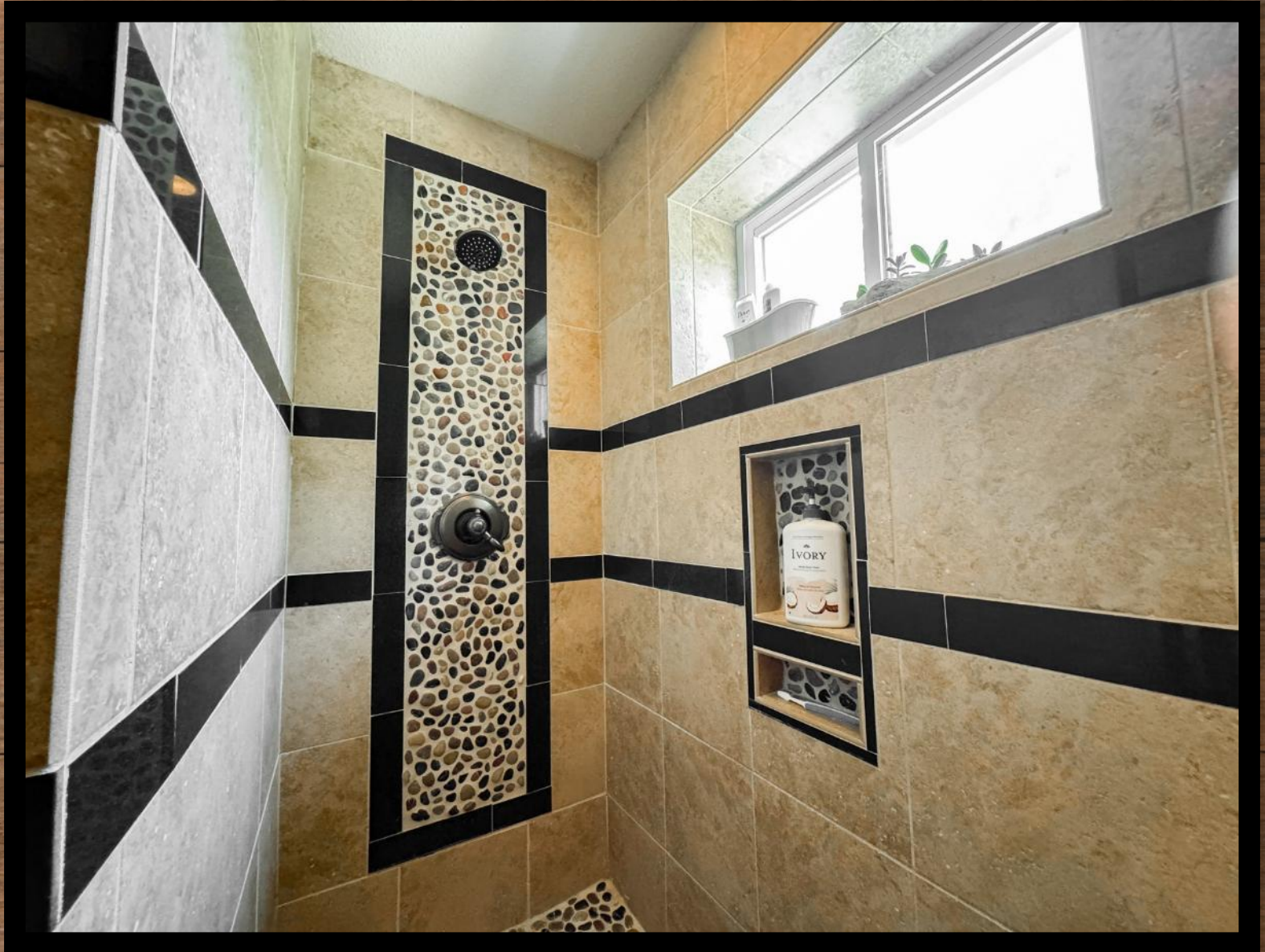








































































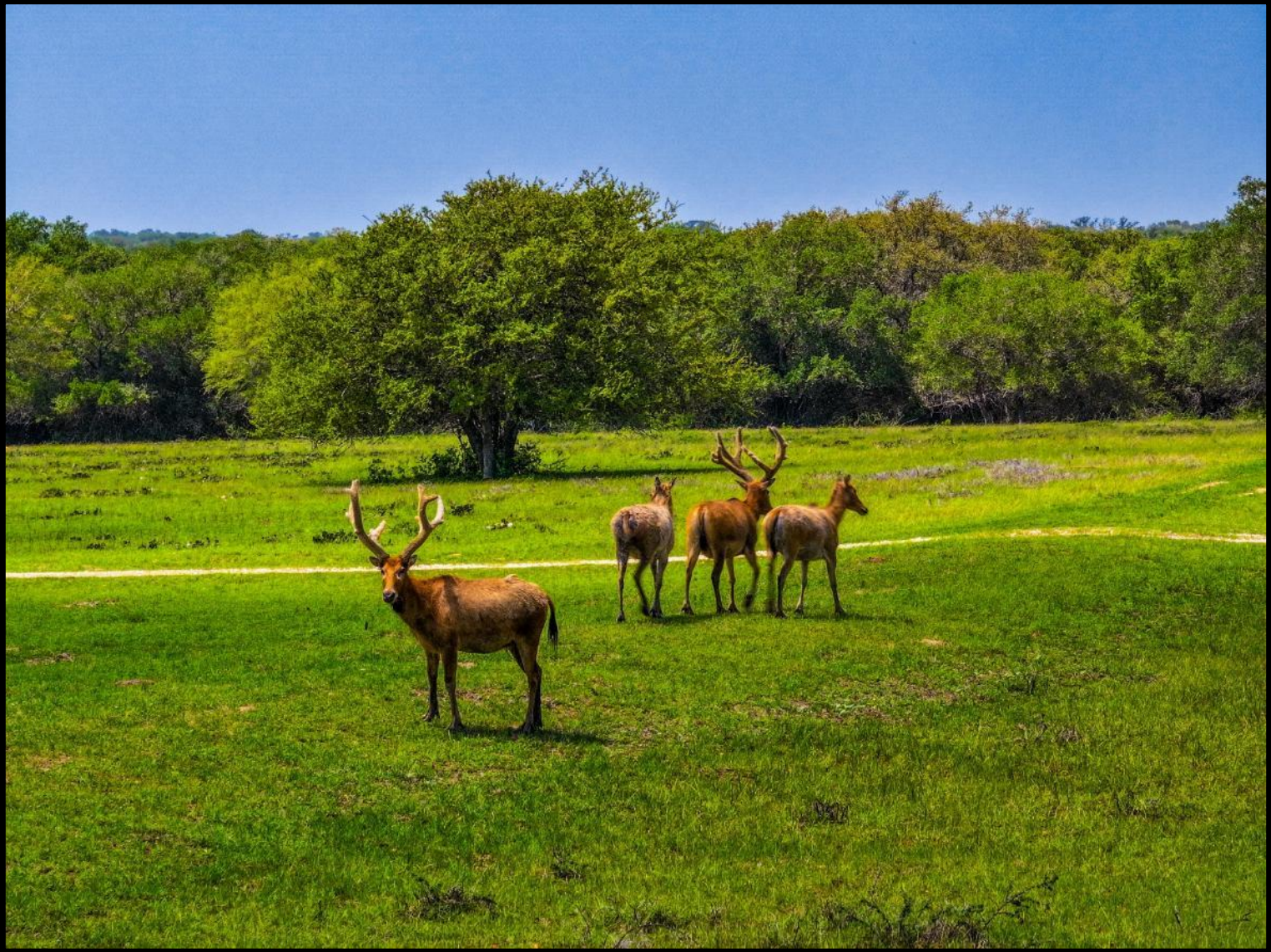


























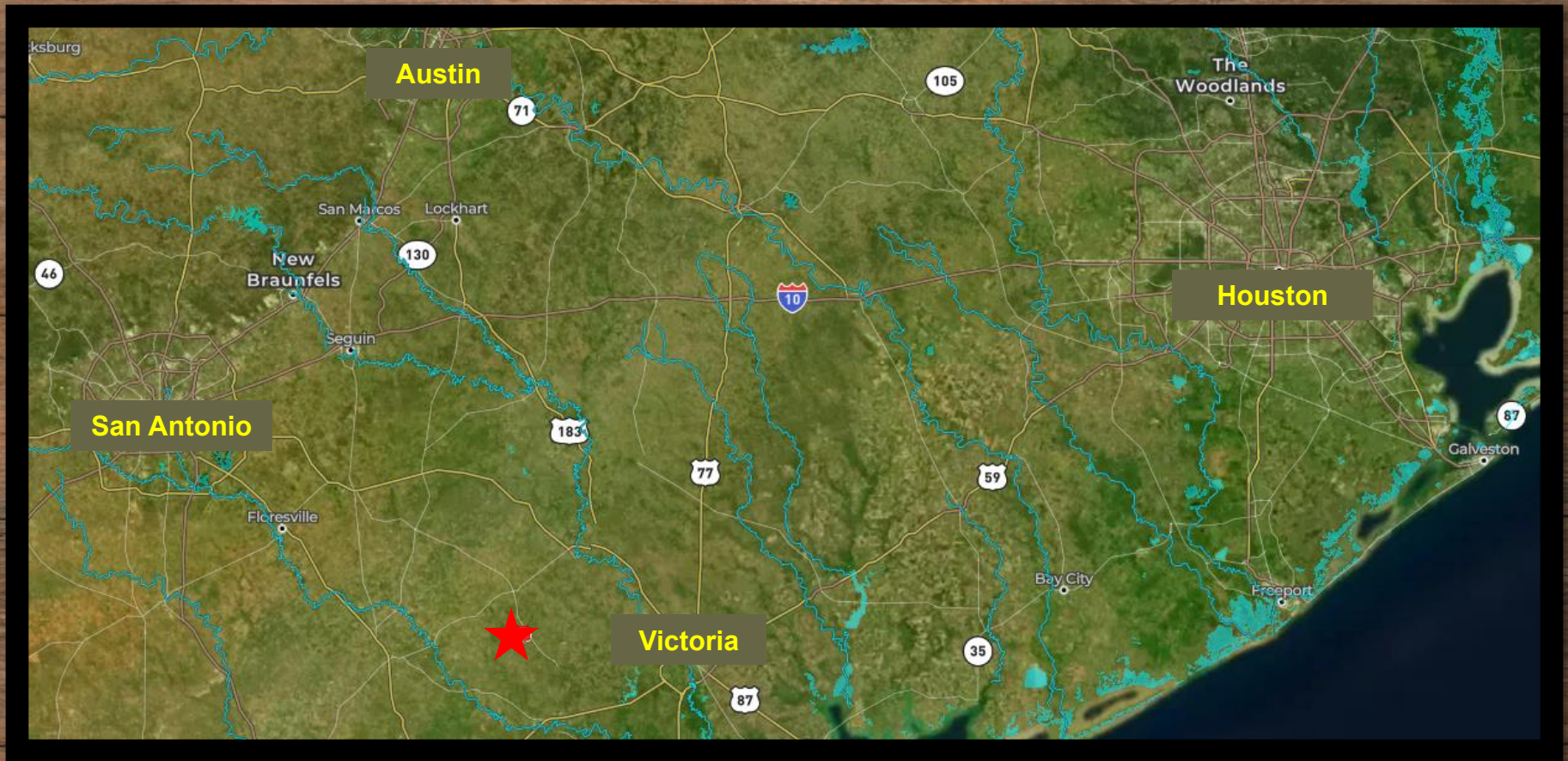




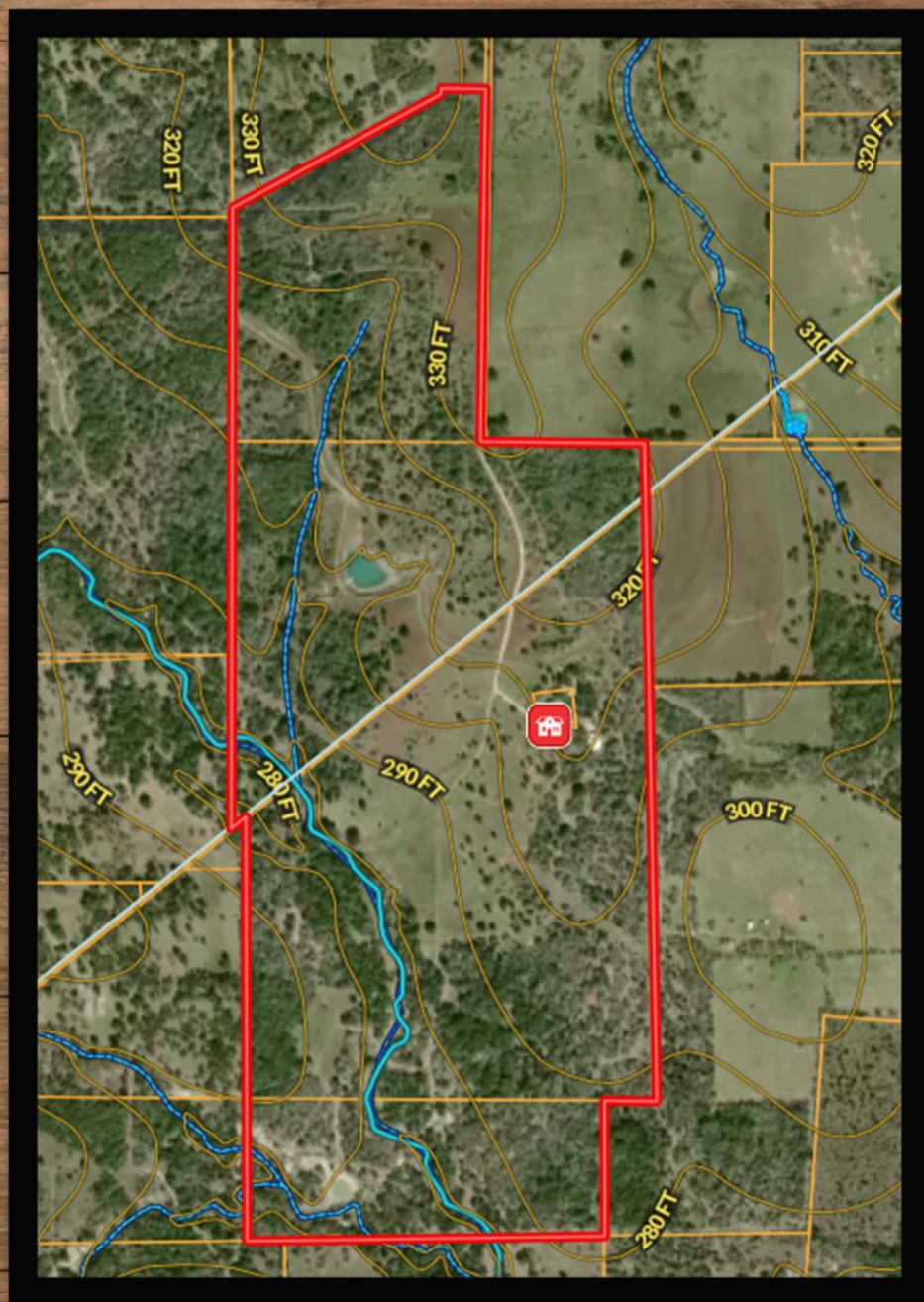


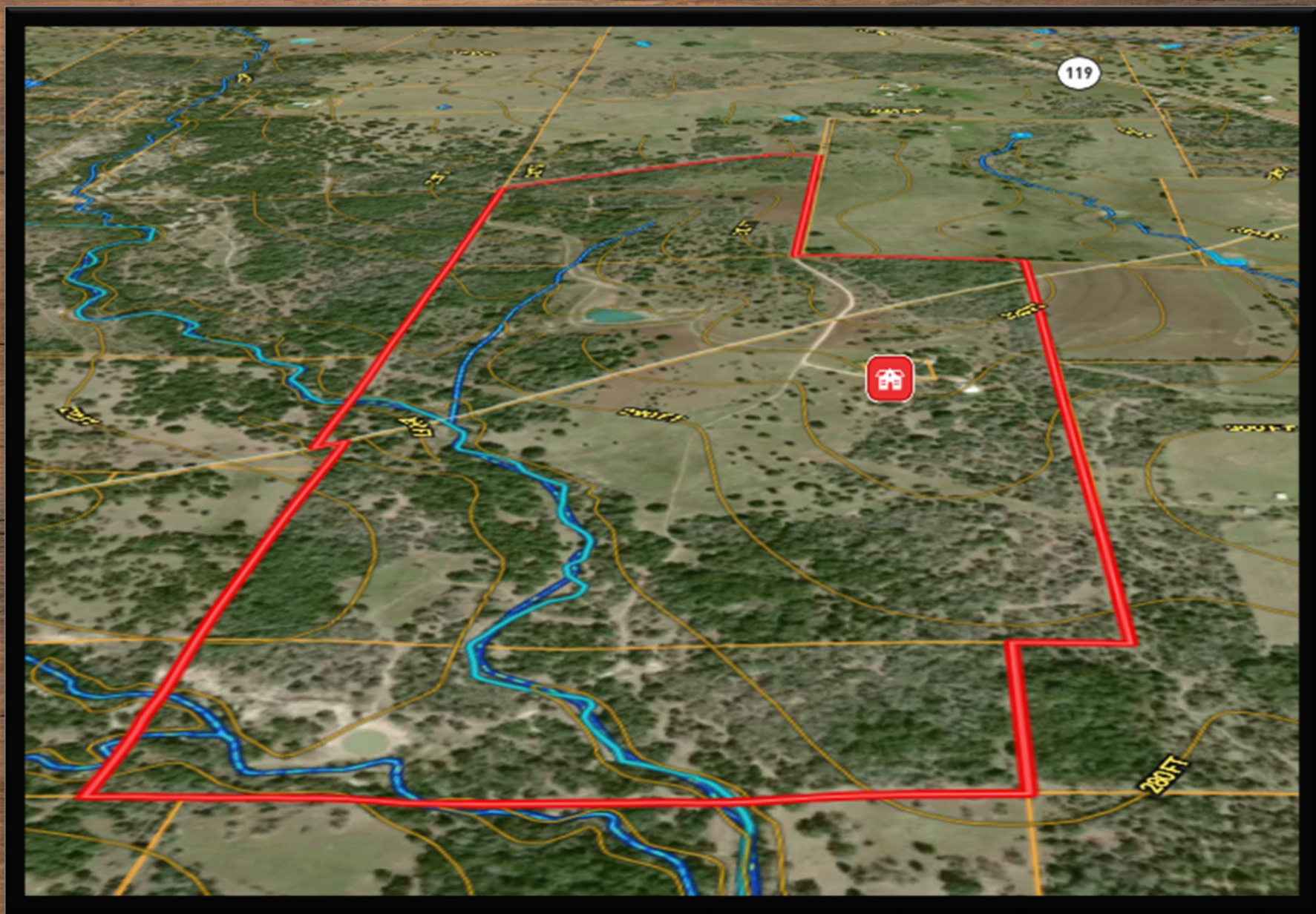






~ 1.5 hr. from San Antonio, TX
~ 2 hr. from Austin, TX
~2.5 hr. from Houston, TX





The Warren Ranch

A South Texas Oasis in Yorktown

Discover the serene beauty and unmatched versatility of the *Warren Ranch*, a remarkable 257.20-acre high-fenced property located just 24 miles southwest of Cuero, Texas. With gently rolling terrain, a seasonal wet weather creek, and multiple stocked retention ponds, this ranch offers a stunning South Texas landscape surrounded by majestic Oak trees and abundant wildlife.

Main Residence & Living Spaces

The primary residence is a charming and spacious 3-bedroom, 2-bathroom home with an open-concept kitchen and dining area, perfect for entertaining or cozy family living. Designed with a metal and limestone exterior, the home features soaring ceilings, a pot belly stove, and large windows that invite natural light throughout. The kitchen is beautifully appointed with granite countertops, craftsman cabinetry, tile and granite backsplash, stainless steel appliances, and a farmhouse sink. An oversized, insulated drive-through garage with ample storage is attached to the main house.

Outdoor Retreat

Cool off during hot Texas summers in the custom-designed in-ground pool, complete with a slide and hot tub. Enjoy evenings under the stars in the spa or relax in the shade of the poolside covered patio and outdoor lounge. The sunning deck and outdoor cooking area make this the ultimate space for gatherings and quiet relaxation alike.

The Warren Ranch, cont'd

Guest Accommodations & Ranch Amenities

A separate limestone guest home offers 2 bedrooms and 2 bathrooms, with each room having its own entrance and access to a covered front porch — ideal for hosting visitors or accommodating a ranch manager. The well-equipped primary barn includes drive-through roll-up doors, concrete-floored carports, and extended covered areas for ranch equipment. A professional-grade processing kitchen and walk-in cooler make game processing convenient and efficient.

Wildlife & Exotics

The Warren Ranch is home to an impressive array of exotic and native animals, including Red Stag, Axis, Oryx, Pere David, Black Buck deer, Rhea birds, trophy White-tail deer, as well as native species like feral hogs, coyotes, foxes, bobcats, and various birds of prey. Three water wells supply the ranch's residences and ponds, ensuring self-sufficiency and ease of operation.

Click the following video link
to view this stunning ranch:

Warren Ranch Video