



Four Oaks Ranch

TBD CR 90E, Hallettsville, TX

114 Acres | \$999,950



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John Melnar

Broker

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PROPERTY DESCRIPTION

Four Oaks Ranch is a tremendous recreational property conveniently located 6 minutes from town but secluded enough to provide great privacy and escape. If you are a fan of large Live Oaks, Post Oaks, Water Oaks, and Blackjack Oaks, you will like this place. The property is 90% tall, closed canopy woodland. Looking at the surrounding properties in the area, you'll find that this tract is almost an island of dense cover in a sea of open pastures, making it a haven for wildlife. The sandy loam soil can be very productive, as evidenced by the dense grasses growing in the open areas. The elevation change ranges from 250' to 280' with a wet weather tributary of Turkey Pen Branch crossing through the property on the NE portion, which could make a great location to build a pond. The property is perimeter fenced in fair to great condition. The property has access off CR 90E on the south side and is accessed off CR 2314 B and a 40' easement on the north side. Electricity is nearby on the neighboring properties on the north side and SW corner. Two active pipelines cross the property.

This raw land is a blank canvas waiting for the new owner to make their own. Come build your dream home or weekend getaway just two hours from Houston, Austin, or San Antonio.

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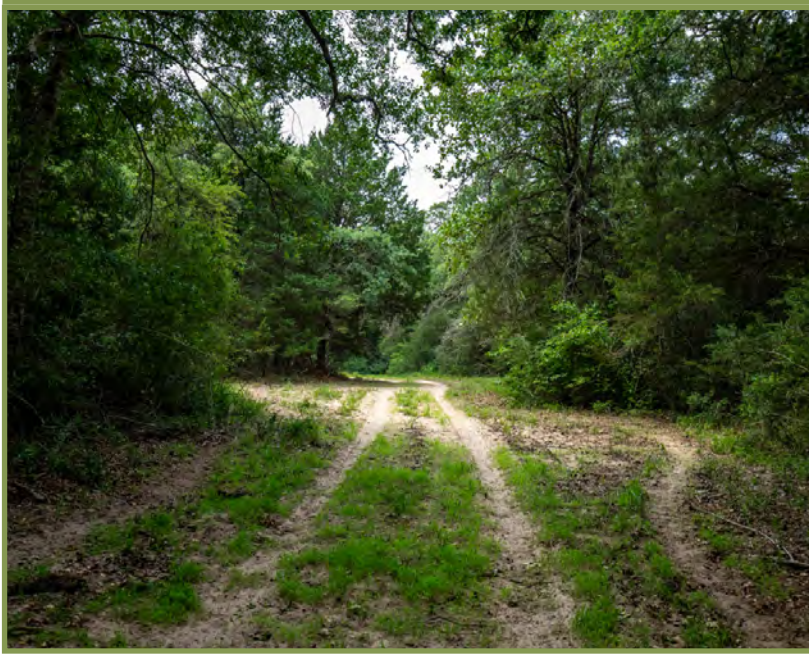


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Four Oaks Ranch | Hallettsville, TX

TREES

Live Oak, Post Oak, Water Oak, Blackjack Oak, Eastern Red Cedar, American Elm, Sweet Gum, Hackberry, and Chinese Tallow

SHRUB & FORB

American Beautyberry, Yaupon, Greenbriar, Mustang Grape, Wild Indigo, Dewberry, Texas Vervain, Frostweed, Buckley's Yucca, Woolly Croton, Prairie Tea, Cowpen Daisy, Queen's Delight, Rattlebush, Black-eyed Susan, Indian Blanket, Meadow Pink, Illinois Bundleflower, Patridge Pea, Horsemint, McCartney's Rose, and Broomweed

WILDLIFE

Whitetail deer
Axis Deer
Rio Grande Turkey
Songbirds
Feral Hogs

GRASSES

Little Bluestem, Silver Bluestem, KR Bluestem, Bushy Bluestem, Paspalum, and Panic Grass

UTILITIES

Electric nearby
Water well needed; nearby wells are appx 200' deep

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SCAN HERE TO VIEW MORE OF
FOUR OAKS RANCH

LOCATION

Lavaca County

5 miles to Hallettsville, 48 miles to Victoria, 100 miles to Houston, Austin, and San Antonio

DIRECTIONS

From the intersection of Hwy 77 and Hwy 90A in Hallettsville, take Hwy 90A east for 3 miles, turn left on CR 90A, go .5 miles to end of road, property will be on the left.

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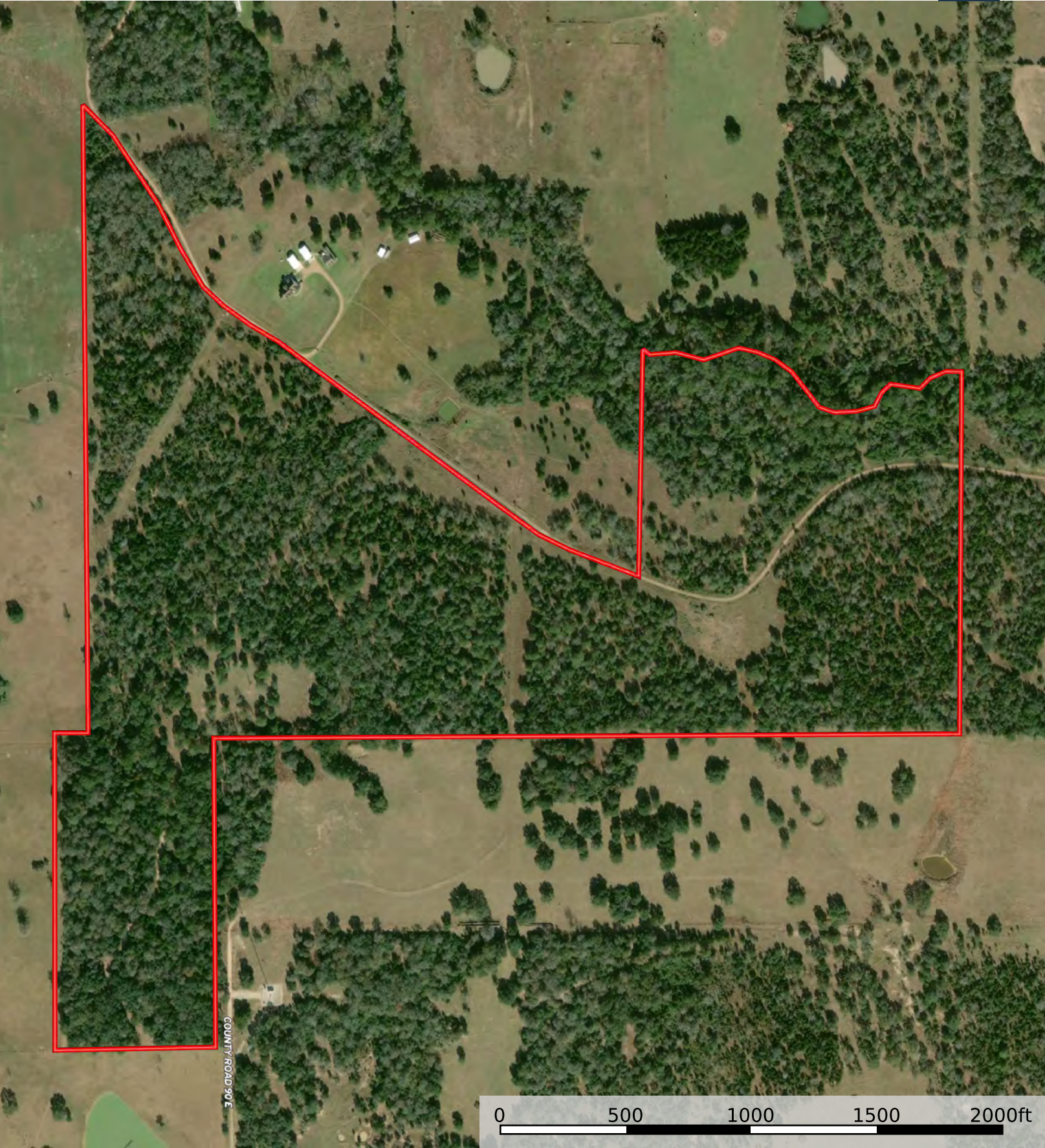
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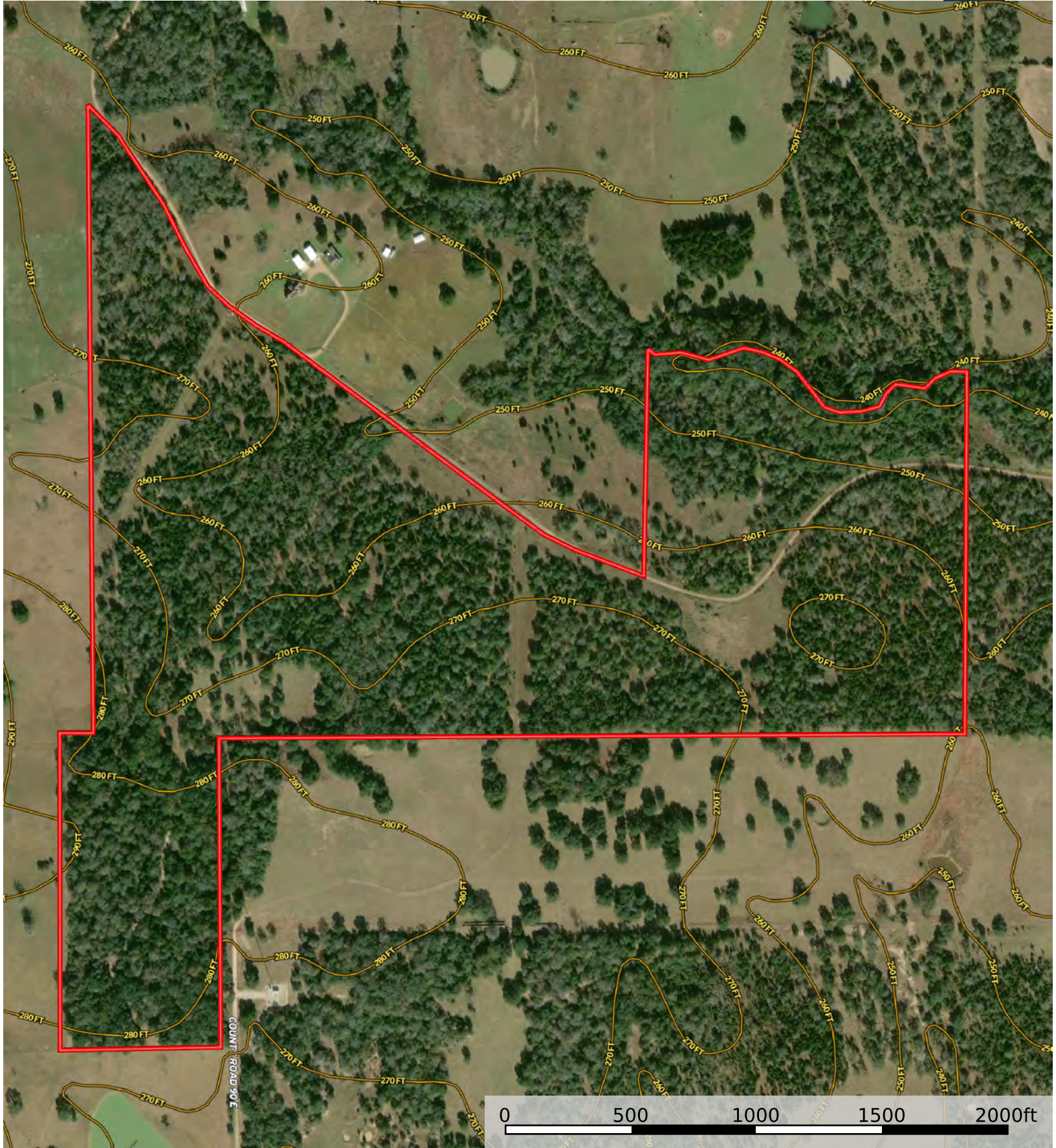
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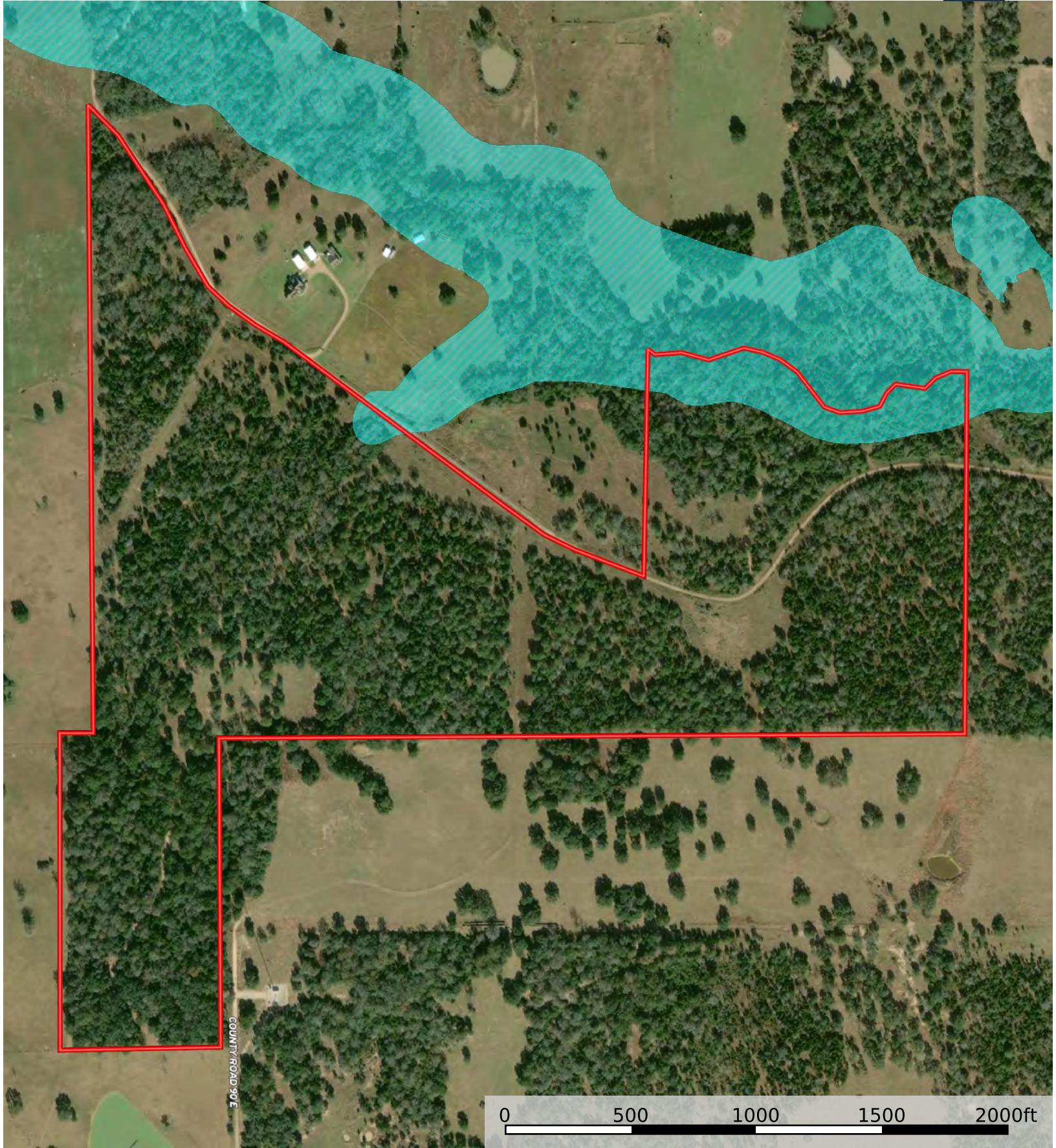


Boundary



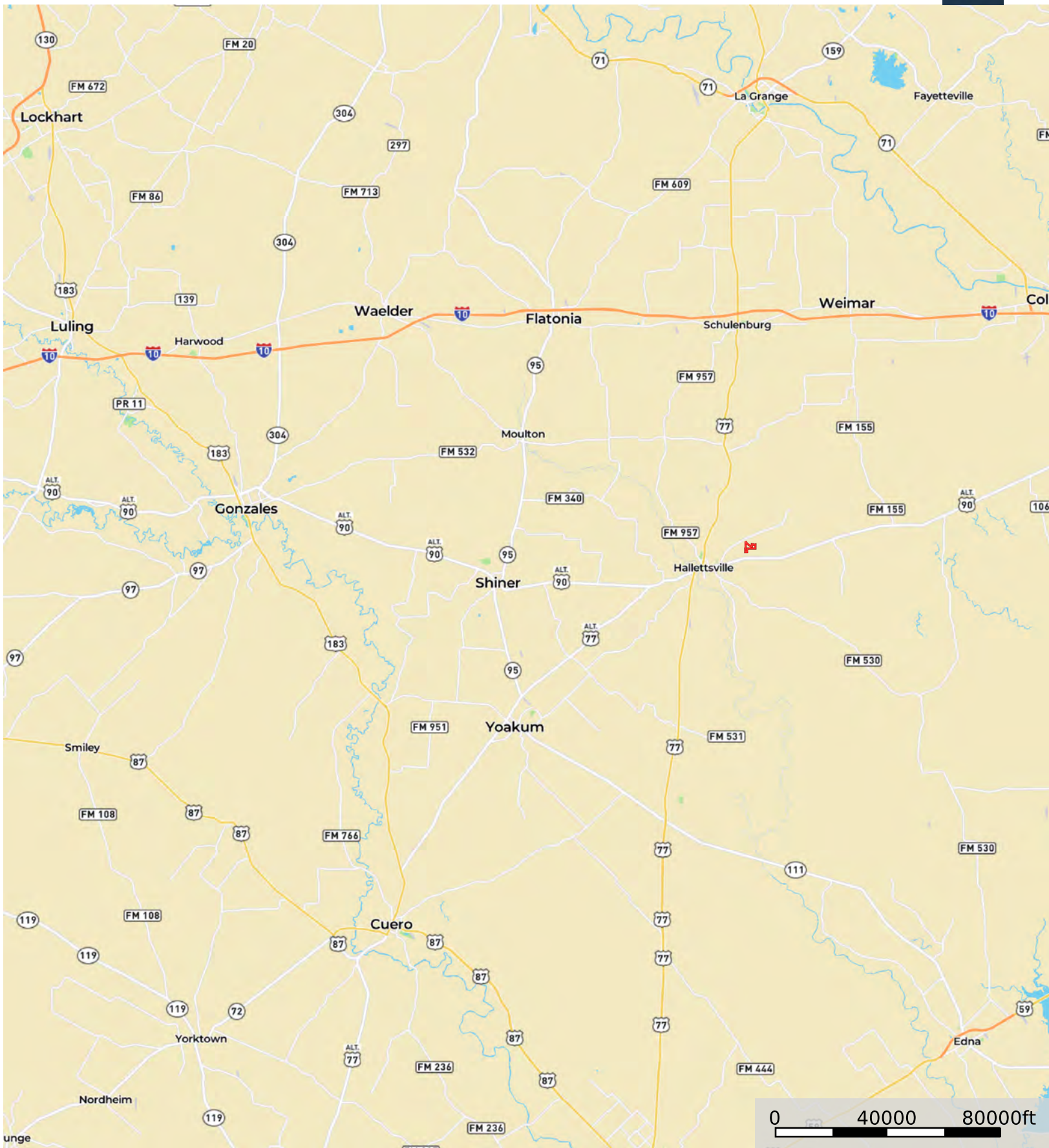
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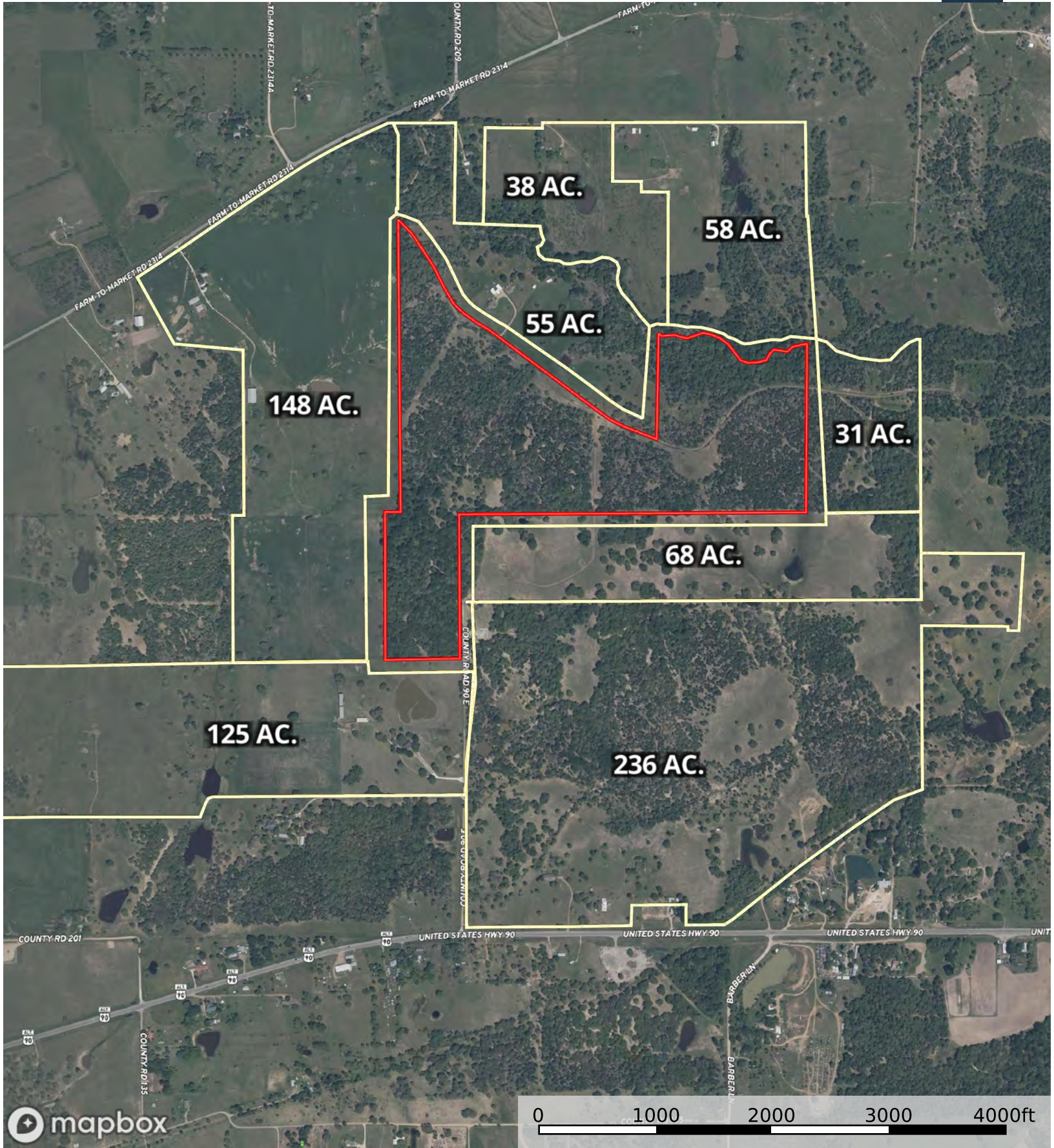
TBD County Rd 90 E, Hallettsville, TX

Texas, AC +/-



Boundary





Boundary

Boundary 1