

\$2,536,500 - 9180 Fm 237, Yorktown

MLS® #1704365

\$2,536,500

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 283.00 Acres

JAS DUFF, Yorktown, TX

Welcome to The Davis Ranch on Twelve Mile Creek. This apx 283 Ag exempt acre showplace ranch has a parklike front pasture entrance with huge live oaks & natural grass surrounding a ranch home, guest house & pond. Add an historical wooden barn connected pipe cattle pens, a couple of back pastures that back to the live water creek, an apx 30 acre hayfield, storage feed room, tack room & covered stalls for horses & you have all the parts for a complete ranch! Located a few miles from Yorktown, Cuero or Meyersville in DeWitt County. This property is so diverse, itâ€™s set up to ranch, hunt, explore, or entertain family & friends. LAND Apx 283 Ag exempt acres of mature live & post oaks, complete with an apx 30 acre bluestem hayfield & 2 water wells. The middle pasture is low fenced & apx 112 acres with several senderos throughout providing openings around the huge live and post oaks, persimmons, cedar elms, mesquites, & other native trees providing cover for wildlife. The back apx. 68 acres are covered in native trees with a few cleared areas. This portion connects to Twelve Mile Creek & boasts more than 1/2 miles of creek frontage with several spots to enjoy your own swimming hole. This habitat of cover, water and larger acreage neighbors, provides a wildlife sanctuary for whitetail deer, morning & white dove, quail, hogs & more. IMPROVEMENTS a 1927 sf 2BR 1BTH stone ranch home & detached mud bldg with a shower, 1bth & WD connections.



The yard has a wood rail fence with plenty of stone seating for bbqs. Guest house has mini kitchen, 1bth & WD. The horse barn by the apx 30 acre hayfield has covered stalls, pen, tack room, feed room and a sink & countertop. One water well is at the house & another at the horse barn providing water to the hayfield. The 2 back pastures have several deer blinds with feeders. Don't forget 2 small ponds with access to water lines to keep them full for cattle and wildlife, a wire enclosed chicken coop and remote controlled gate entrance.

Essential Information

ListingFeed	abor_vow
MLS® #	1704365
List Price	\$2,536,500
Sale Price	\$2,552,665
Sale Date	September 27th, 2023
Bathrooms	0.00
Acres	283.00
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9180 Fm 237
Subdivision	JAS DUFF
City	Yorktown
County	DeWitt
State	TX
Zip Code	78164

Amenities

Utilities	Electricity Available, Electricity Connected, See Remarks
View	Panoramic, Pond, Pasture, Rural, Creek/Stream, Trees/Woods
Waterfront	Creek, Pond, See Remarks

Exterior

Lot Description Agricultural, Farm, Front Yard, Level, Native Plants, Private, Many
Trees, See Remarks, Trees Large Size

School Information

District	Yorktown Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District