

# \$2,536,500 - 9180 Fm 237, York Town

MLS® #1706426

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## \$2,536,500

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

N/A, York Town, TX

Welcome to The Davis Ranch on Twelve Mile Creek. Properties like this don't come around every day! If you are looking for your own piece of the South-Central Texas' past, this is your opportunity. This 283 acre showplace ranch has it all! It has a parklike entrance with manicured mature live oaks and natural grass surrounding the stone ranch home and guest house. Add an old, historical wooden barn connected to a set of pipe cattle pens, a couple of back pastures that back to the live water creek, a 30 plus acre hayfield, a storage feed room, tack room and covered stalls for your horses, and you have all the parts for your own complete ranch. This property is located only a few miles from Yorktown, Cuero or Meyersville in DeWitt County. This property is so diverse and set up to ranch, hunt, explore the creek, or entertain your family and friends and make memories for years to come.

LAND Approximate 283 Ag exempt acres of mature live and post oak studded throughout the property, complete with a 30 acre bluestem hayfield with a water well in place. The entrance pasture is manicured with native grass and mature live and post oaks surrounding the home, guest house and pond. The middle pasture is low fence enclosed and approximately 112 acres with several senderos throughout providing openings through the huge live oaks, massive post oaks, persimmons, cedar elms, mesquites, and other native trees providing cover for the wildlife. The back 68 acre pasture is mostly



covered in native trees with a few cleared areas built in for you to enjoy. This portion connects to Twelve Mile Creek and boasts more than 1/2 mile of creek frontage as a boundary (the fence is away from the creek but you can access Twelve Mile Creek in several spots to enjoy your very own swimming hole). This habitat of cover and water, combined with only larger property neighbors around the ranch, provides a virtual wildlife sanctuary for white-tail deer, mourning and white-wing dove, quail, hogs and many other species of varmints as you can imagine.

**IMPROVEMENTS/UTILITIES/WATER** This amazing low fenced property includes a 1927 sq ft Rustic 2 bedroom 1 bathroom stone ranch home and detached mud building with its own shower, bathroom and washer dryer connections. The home has a wood rail fence for the yard with plenty of seating and room for bbqs. Just outside the fence you will find a guest cabin complete with mini kitchen, bathroom, and washer and dryer of its own. Additionally, there is a horse barn adjacent to the 30 acre hayfield with covered stalls and pens and a tack room, feed room, and another room with a sink and countertop. There are 2 water wells, one at the main home and another is located at the horse barn that can provide some water to the hayfield if needed. The two back pastures have several ranch style deer blinds with feeders for you to enjoy located on the senderos. Don't forget the 2 small ponds with access to water lines to keep them full for cattle or wildlife, the wire enclosed chicken coop and the metal gate entrance with remote control. All this place lacks is YOU. Call today.

**COMMUNITY** Cuero is filled with history. Cuero has many historical homes, buildings, churches, museums and vintage storefronts located in the historic downtown district to visit and explore. Cuero Texas is the quintessential Texas small town. It is home to the Chisholm Trail Museum and has events

throughout the year such as Christmas in the Park, the springtime Texas wildflower trail, and is known as the Turkey Capitol of the World and host to the Turkeyfest every fall.

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1706426
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	Farm/Ranch
Status	Sold

### **Community Information**

Address	9180 Fm 237
Subdivision	N/A
City	York Town
County	De Witt
State	TX
Zip Code	78164

### **Amenities**

Utilities	Electricity, Water, Other
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### **School Information**

District	Yorktown ISD
Elementary	Yorktown Elementary
Middle	Yorktown Junior High
High	Yorktown High