

\$2,199,950 - 2610 County Road 419, Yoakum

MLS® #1737541

\$2,199,950

2 Bedroom, 2.00 Bathroom,
Farms and Ranches on 190.19 Acres

N/A, Yoakum, TX

A tremendous recreational property with lots of potential. This 190-acre tract has so much to offer with a 2b/2ba barndominium complete with a large front porch, an office/studio room, garage/workshop, fenced yard, and covered parking for two vehicles. The property is heavily wooded with Live Oaks and Post Oaks including some truly spectacular legacy specimens. Additionally, it has Clarks Creek frontage, a pond, 3 water wells, a good network of roads and clearings to access all of the property, paved road frontage, quiet privacy, and is conveniently located 2 hours or less from downtown Houston, Austin, and San Antonio. Start enjoying the property on day one with the current infrastructure or build your dream home if more room is needed. The property is 80% closed canopy mixed oak woodland and 20% open pasture most of which is along the road frontage, a 5-acre pasture in the NW corner, and along a wide clearing that traverses the property in a relatively north to south fashion. Off this main lane, there are several other cleared lanes creating more edge effect for wildlife and hunting/viewing opportunities. The entire perimeter and all lanes can be driven in a full-sized vehicle. Clarks Creek makes up the northern boundary and there is approximately 1600' of creek frontage. This creek still has ample water in many areas despite the brutal heat and drought conditions in 2023. Multiple drainages traverse the property and empty into the creek. The longest starts near the home



and runs the length of the property. There is a 1-acre pond located on this drainage as well. The topography is gently sloping from 240' to 180' with several potential homesites on the 240' elevation that would offer more privacy from the road if desired. The hunting opportunities are great on this property as the habitat on this property is a haven for wildlife. The mature Live Oaks and Post Oaks provide ample cover and forage in the form of acorns. They also serve as great roost sites for turkeys. The creek itself is a natural wildlife travel corridor. The property has been lightly hunted by family friends since 2010. The barndominium is comprised of two separate buildings connected by a short, covered walkway. The main building is approximately 30'x40' and was built in 2010. This building has a full kitchen with a peninsula with seating for 3, a living area, 1 bedroom, 1 bathroom, and a garage/workshop area with a large roll-up door. This work area is fully insulated and air-conditioned. It houses two workbenches, a washer/dryer, a utility sink, a water softener, water heater, and has lots of storage space. On the exterior of this structure is a 15'x30' front porch that was designed to take advantage of the predominant south wind and is a great spot to enjoy a cocktail while watching the sunset. Located directly behind the main structure is the owner's suite and office/studio. This was built in 2013 and has 1 bedroom, 1 bath with shower tub combo, a sitting area, wet bar with minifridge, and walk-in closet. It has engineered hardwood flooring in the living area and tile in the bathroom. The office/studio also has engineered hardwood flooring and is only accessible from the exterior of the building. Most of the appliances and furnishing may convey with an acceptable offer or subject to negotiation. There is a Reverse Osmosis filter system on the kitchen sink. Both A/C units were replaced in January 2023 and the water

heater was replaced in June 2022. The property is perimeter fenced with 5-strand barbwire in fair to good condition. Since the creek is the northern boundary, the lower creek area is fenced out to keep livestock out of the riparian area. There are three water wells on the property each with their own well house, concrete water trough, and electric meter. There is approximately 4000' of paved frontage on CR 419 with an attractive 4-rail wooden fence entrance leading to the home as well a secondary pipe rail gate entrance on the SW corner

Built in 2010

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1737541
List Price	\$2,199,950
Sale Price	\$2,050,000
Sale Date	April 23rd, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Acres	190.19
Year Built	2010
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	2610 County Road 419
Subdivision	N/A
City	Yoakum
County	Lavaca
State	TX
Zip Code	77995

Amenities

Utilities Electricity, Water

School Information

District Sweet Home ISD

Elementary Not Applicable

Middle Not Applicable

High Not Applicable