

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

MLS® #1975585

\$2,199,950

1 Bedroom, 1.00 Bathroom, 1,800 sqft
Farms and Ranches on 190.19 Acres

NA, 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. Clarks Creek makes up the northern boundary and there is approximately 1600â€™™ of creek frontage. This creek still has ample water in many areas despite the brutal heat and drought conditions in 2023. There is a 1-acre pond on the property as well. The barndominium is comprised of two separate buildings connected by a short, covered walkway. The main building is approximately 30â€™™x40â€™™ 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. On the exterior of this



structure is a 15â€™x30â€™ front porch. Located directly behind the main structure is the ownerâ€™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. There are three water wells on the property.

Built in 2010

Essential Information

ListingFeed	abor_vow
MLS® #	1975585
List Price	\$2,199,950
Sale Price	\$2,050,000
Sale Date	April 23rd, 2024
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,800
Acres	190.19
Year Built	2010
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2610 County Road 419
Subdivision	NA
City	Yoakum
County	Lavaca
State	TX
Zip Code	77995

Amenities

Utilities	Electricity Connected, Water Connected
Features	Restaurant
Parking	Driveway, Garage
# of Garages	2
View	Pond, Pasture, Rural, Trees/Woods
Waterfront	Creek, Pond
Has Pool	Yes

Interior

Interior	Wood
Appliances	See Remarks
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Agricultural, Native Plants, Many Trees
Windows	See Remarks
Roof	Metal
Construction	Metal Siding
Foundation	Slab

School Information

District	Sweet Home Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District