

\$3,863,175 - Tbd River Road, Cuero

MLS® #4080103

\$3,863,175

1 Bedroom, 1.00 Bathroom, 500 sqft
Farms and Ranches on 406.65 Acres

N/A, Cuero, TX

Optimal hunting and ag land just south of Cuero with plenty of live water and live oaks. Located on the Guadalupe River with 1,400 feet of frontage, this ranch has 7 water wells, electricity, a hunting cabin, improved pastures, and is currently home to cattle and various wildlife year-round. The water access, protective brush and trees, and plentiful food sources attract scores of whitetail deer, wild turkey, and hogs. Additionally, the river bottom provides a great place to catch catfish, bass, and the occasional alligator gar, while the ponds are an ambush spot for the waves of dove that cross between the food and water sources every morning and evening. If you are looking for a property to fish, hunt, raise cattle, or if you just want a great view, this is it! Approximately 40% open space/pasture and 60% wooded with over 100 feet of elevation change in the two-mile stretch from one side of the property to the other. A 45-acre coastal Bermuda hay field provides 100 round bales per cut, and a small sand and gravel pit can be used for additional income or material for road repair. There is a small pond and several seasonal creeks throughout the property. About 50% of the land is in the 100-year flood plain exhibiting very fertile river bottom soil, sand, and rock deposits. Easements include two transmission lines, two pipelines, and three neighbors'™ road access. This low-fenced property comes with a small trailer-style hunting cabin with water well, electricity, and septic. There are an additional



six drilled water wells in various conditions from a fallen down antique windmill to a fully functioning electric pressure pump. The cattle guard entrance leads to a partially paved and partially gravel road that continues throughout the ranch. A large set of pipe cattle pens with lumber backing is in the center of the property. Some mineral rights are negotiable. Agricultural tax valuation.

Essential Information

ListingFeed	abor_vow
MLS® #	4080103
List Price	\$3,863,175
Sale Price	\$3,456,525
Sale Date	April 7th, 2022
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	406.65
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	Tbd River Road
Subdivision	N/A
City	Cuero
County	DeWitt
State	TX
Zip Code	77954

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	None
View	Panoramic, Pasture, River, Trees/Woods

Is Waterfront	Yes
Waterfront	Pond, River Front, Seasonal

Interior

Appliances	See Remarks
Cooling	Wall/Window Unit(s)
# of Stories	1
Stories	One

Exterior

Lot Description	Agricultural, Gentle Sloping, Trees Large Size, Views
Construction	See Remarks

School Information

District	Cuero ISD
Elementary	Cuero Intermediate
Middle	Cuero
High	Cuero