



Tres Charco Ranch

FM 844, Goliad, TX

286.8 Acres

\$1,218,900



HUNTING | GRAZING | ROLLING TOPOGRAPHY | TERRACED PASTURES

With a wonderful mix of brush and open grassland across 286 acres, this is a perfect dual property to hunt and raise cattle. The rolling and sloping topography has 60 feet of elevation change. A cleared area near the center of the eastern boundary would make a great homesite with sweeping views from the hilltop. There is nearly half a mile of FM road frontage. There is a small seasonal pond on the property.

Excellent bucks with several doe have been seen on each visit to the property. Additional game animals include hog, bobwhite quail, Rio Grande turkey, cottontail rabbits, and seasonal mourning and white-winged dove. Predators such as bobcats and coyotes also frequent the area.

The large pastures are terraced for water conservation. Caliche and gravel roads make it easy to drive throughout the property and along the perimeter. Three sides are fenced in barbed wire and the western boundary is held by an electric fence due to rotational cattle grazing with the neighbor. A cross-fence separates the north pasture from the south. No utilities exist on the property, but a power line for electricity is available along the road front-age.

The property is currently qualified under the Agricultural tax valuation.

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WATER

1 Seasonal Pond

Terraced pastures for water conservation

TREES

Mesquite, Hackberry

SHRUBS

Hogplum, Granjeno, Twisted Acacia

GRASSES

KR Bluestem, Little Bluestem, Texas Winter Grass

WILDLIFE

Whitetail Deer, Rio Grande Turkey, Cottontail Rabbits, Seasonal Mourning and White-Winged Dove, Bobwhite Quail, Feral Hogs

UTILITIES

Well Needed | Electricity Available

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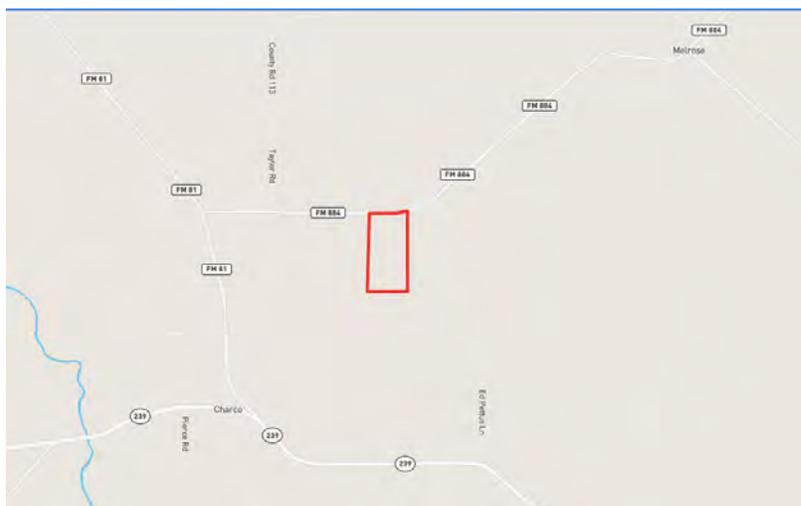


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LOCATION

Goliad County

11 miles to Runge

15 Miles to Goliad

DIRECTIONS

From Charco, north on FM 81 for 2.1 miles. Turn right (east) on FM 884 for 2.5 miles. The property is on the right just before Ed Pettus Lane.

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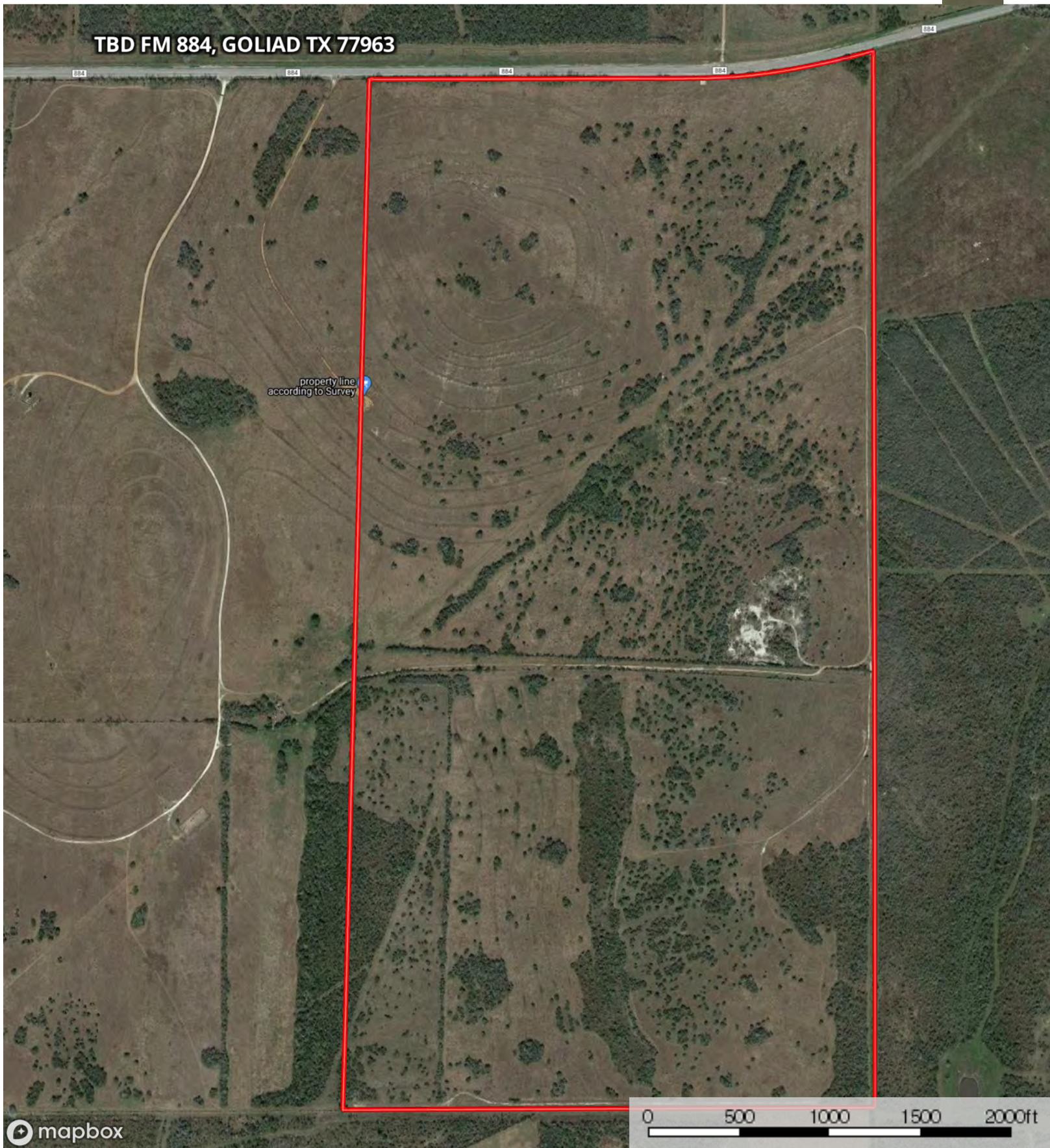
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TBD FM 884, GOLIAD TX 77963



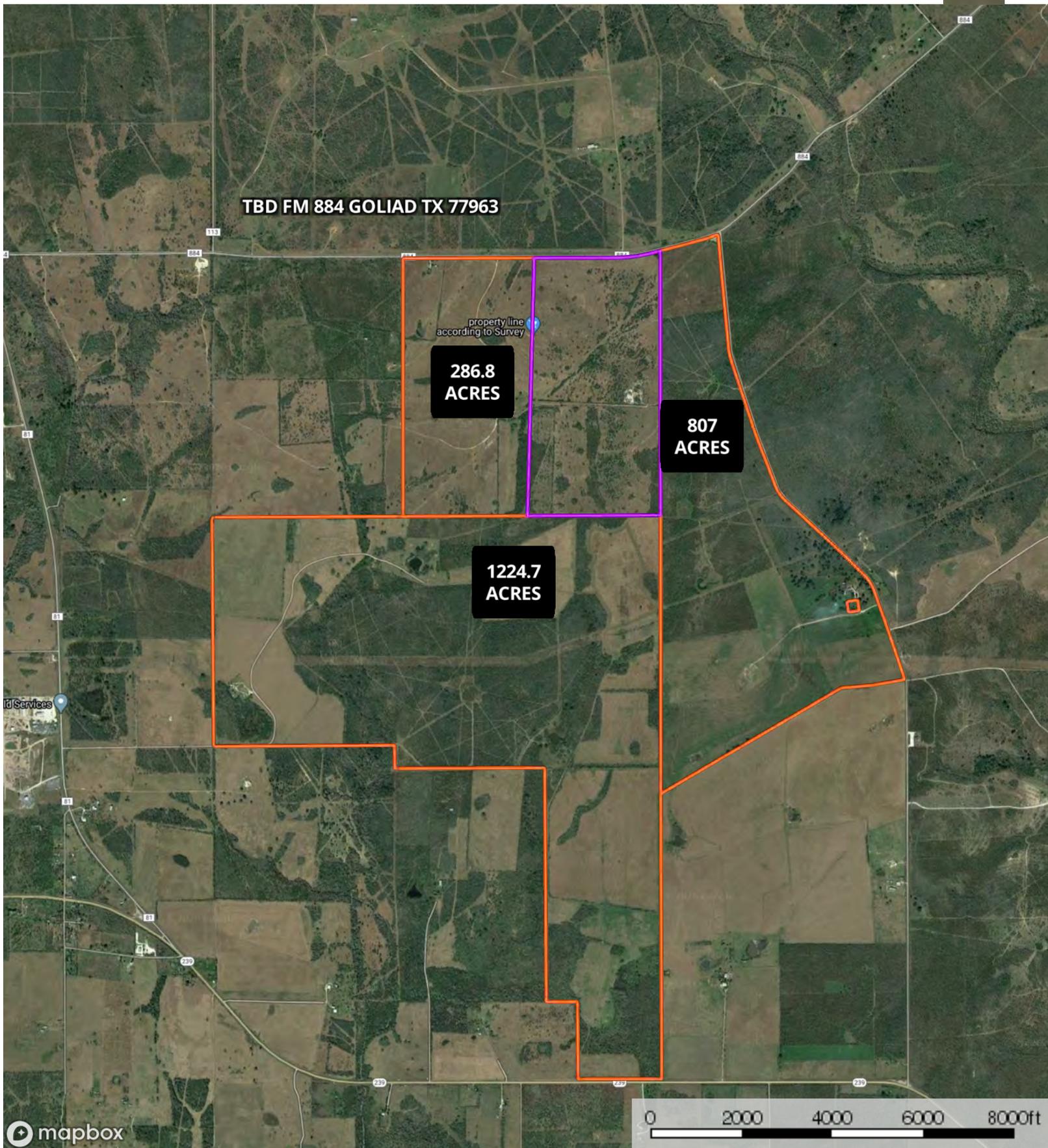
mapbox

0 500 1000 1500 2000ft

Boundary

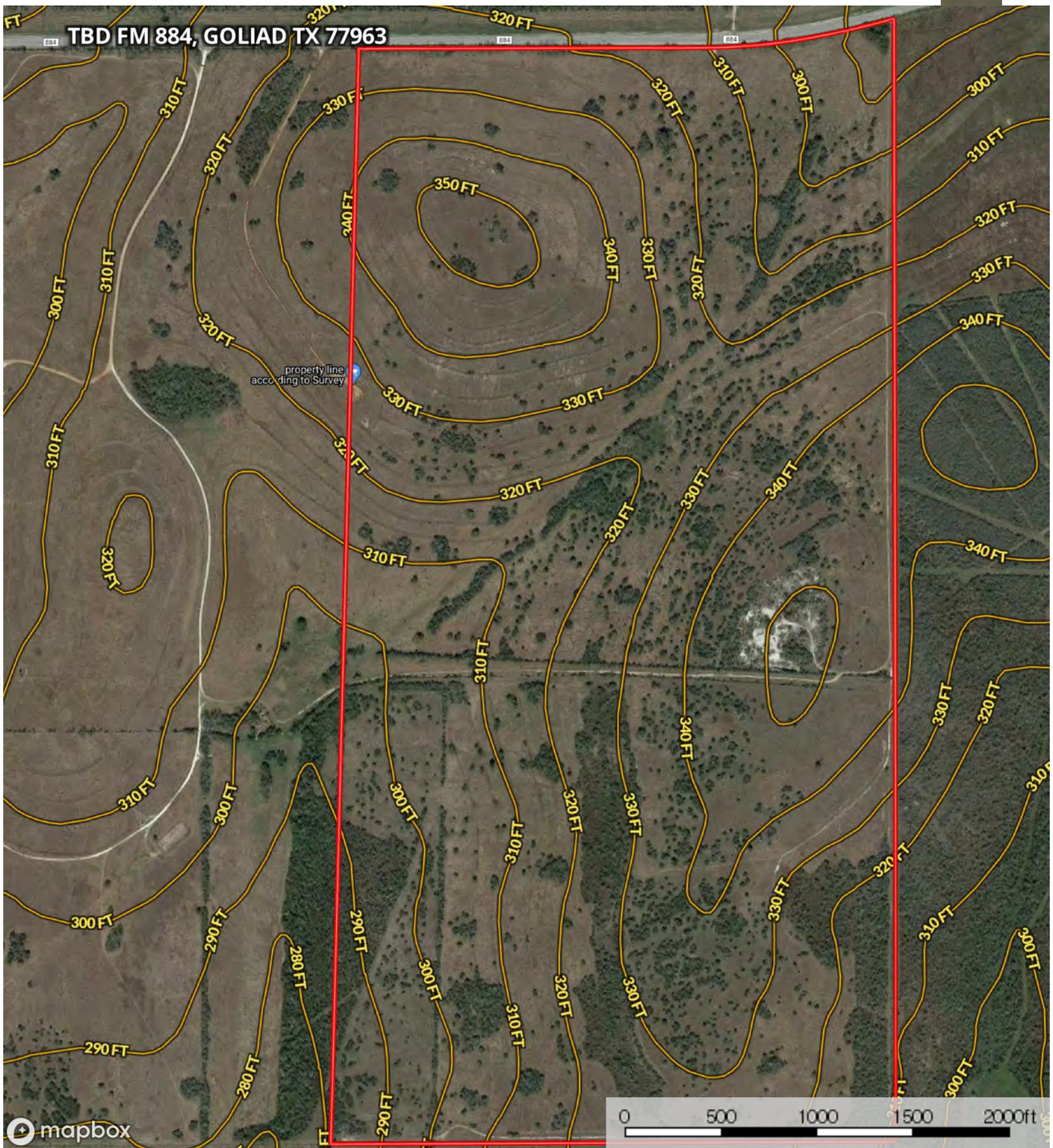
Neighbors

Goliad County, Texas, 286.8 AC +/-

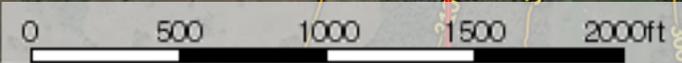


-  Subject Property
-  Neighbor
-  Boundary

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property line according to Survey



Boundary