



Deer Creek Ranch

3662 Smith Ranch Rd, Cuero, TX 77954

411.12 Acres

\$3,495,500



HUNTING CABIN

WATER & UTILITIES

POND

BLINDS & FEEDERS

This property has the feel of being days from civilization while only being a few miles from town. It has excellent water availability with ample cover and grass to facilitate agricultural and entertainment purposes alike. This could very easily be a self-sustaining environment for the avid outdoors type. Fish, hunt, browse the land for arrowheads, work in the garden, or just relax under the centuries-old live oaks. If you are looking for your own piece of the South-Central Texas past, this is your opportunity. Bring your spurs!

411.12 acres comprised of 30% pasture and open space and 70% humongous live oaks, massive post oaks, huisache, persimmon, and mesquite. This habitat of cover and water combined with very large surrounding properties, provide a virtual wildlife sanctuary for turkey, whitetail deer, mourning and white-wing dove, quail, hogs and many other small mammals. An approximately 15-acre coastal Bermuda fenced hayfield is in the Northeast corner of the property. Right out the front door of the cabin is a horseshoe-shaped pond stocked with largemouth bass and perch. The large pond is fed by a "blue hole" spring providing the perfect aquatic habitat. The headwaters of Deer Creek run behind the pond providing an additional source of water during seasonal rains. A water well services the cabin. There are 3 additional drilled water wells that just need a pump and electricity.

The low-fenced property includes a rustic hunting cabin complete with water well and electricity. The cabin has a fenced yard with custom smoker/BBQ pit and an equipment shed with parking spot for your ATV. There are 3 King Ranch style deer blinds with All Seasons feeders at each one.

Some mineral rights are negotiable. Agricultural valuation; 2020 taxes were \$904.

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TREES

Live Oak
Post Oak
Huisache
Persimmon
Mesquite

GRASSES

Coastal Bermuda

SHRUBS

Mustang Grape

WATER

Spring-fed Pond
Seasonal Deer Creek
4 Water Wells

WILDLIFE

Whitetail Deer
Rio Grande Turkey
Feral Hogs
Dove, Quail
Largemouth Bass, Perch

UTILITIES

Electricity & Septic
Water Well

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LOCATION

DeWitt County

6 miles to Cuero, 35 miles to Victoria,
85 miles to central San Antonio.

DIRECTIONS

From Cuero, head South and turn right on Hwy 72. Follow over the Guadalupe Bridge until you reach a stop sign at Hwy 87. Go straight across 87 for about a half mile and turn right on Smith Ranch Rd. In 4.3 miles the property is on the right.

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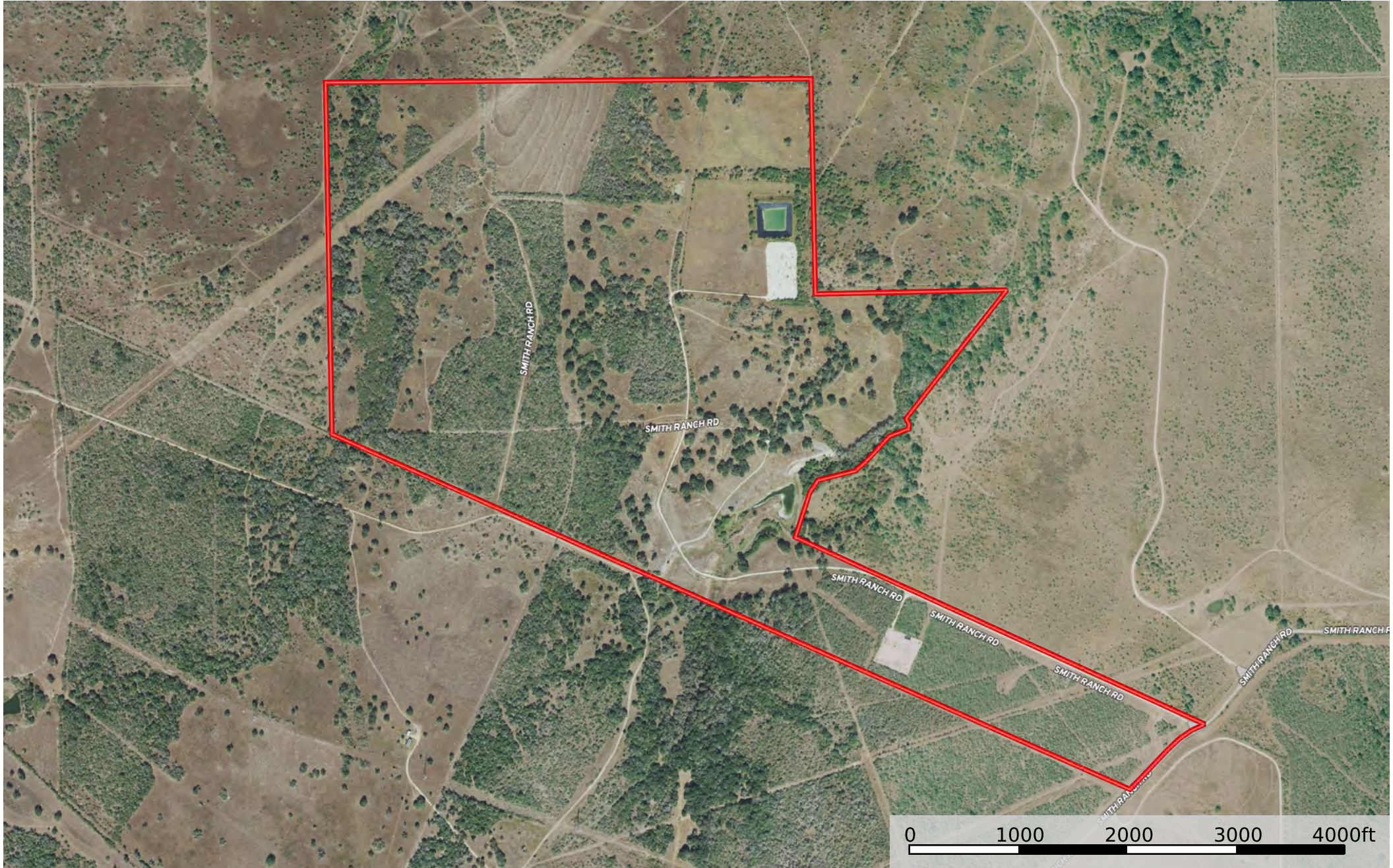
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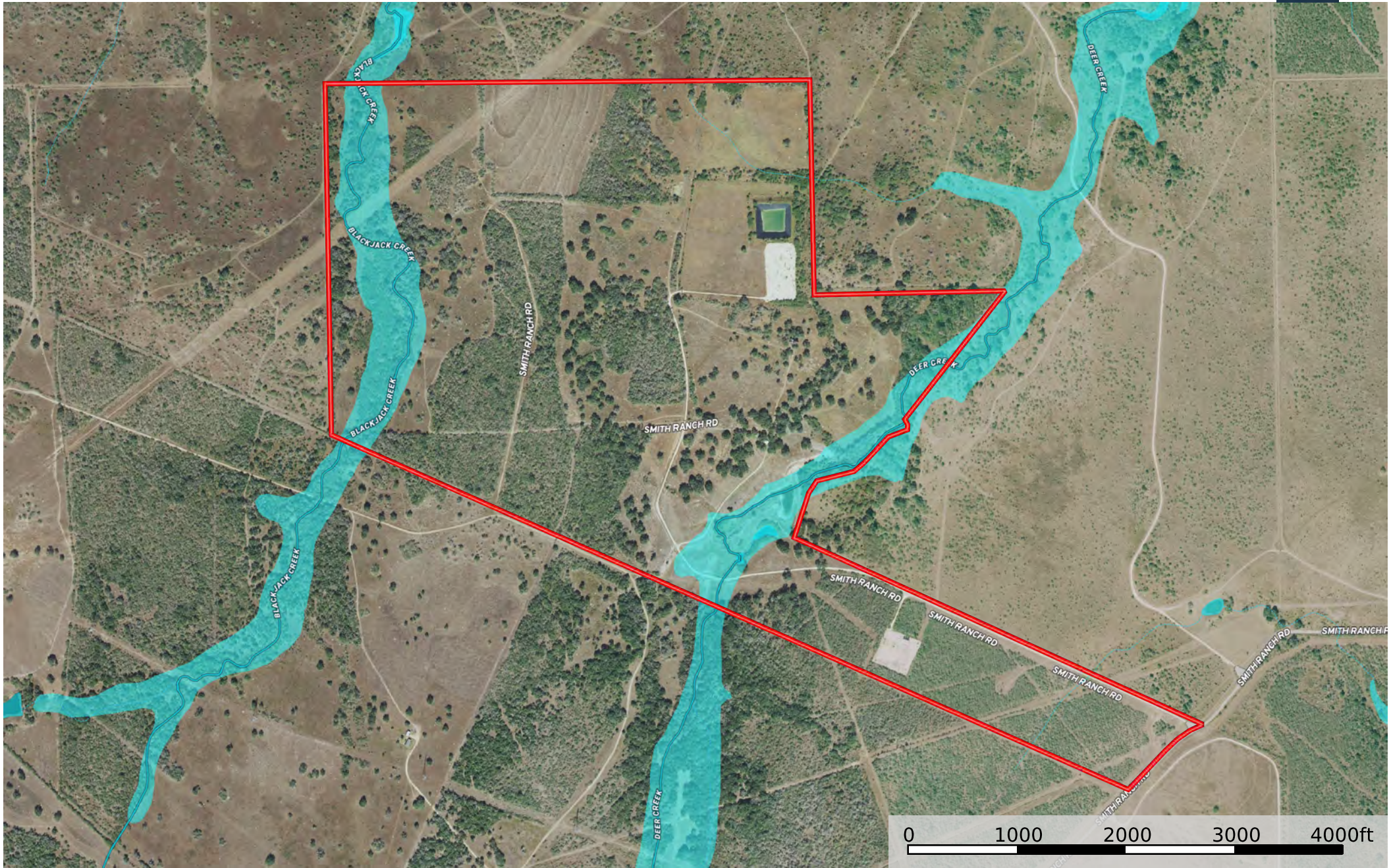
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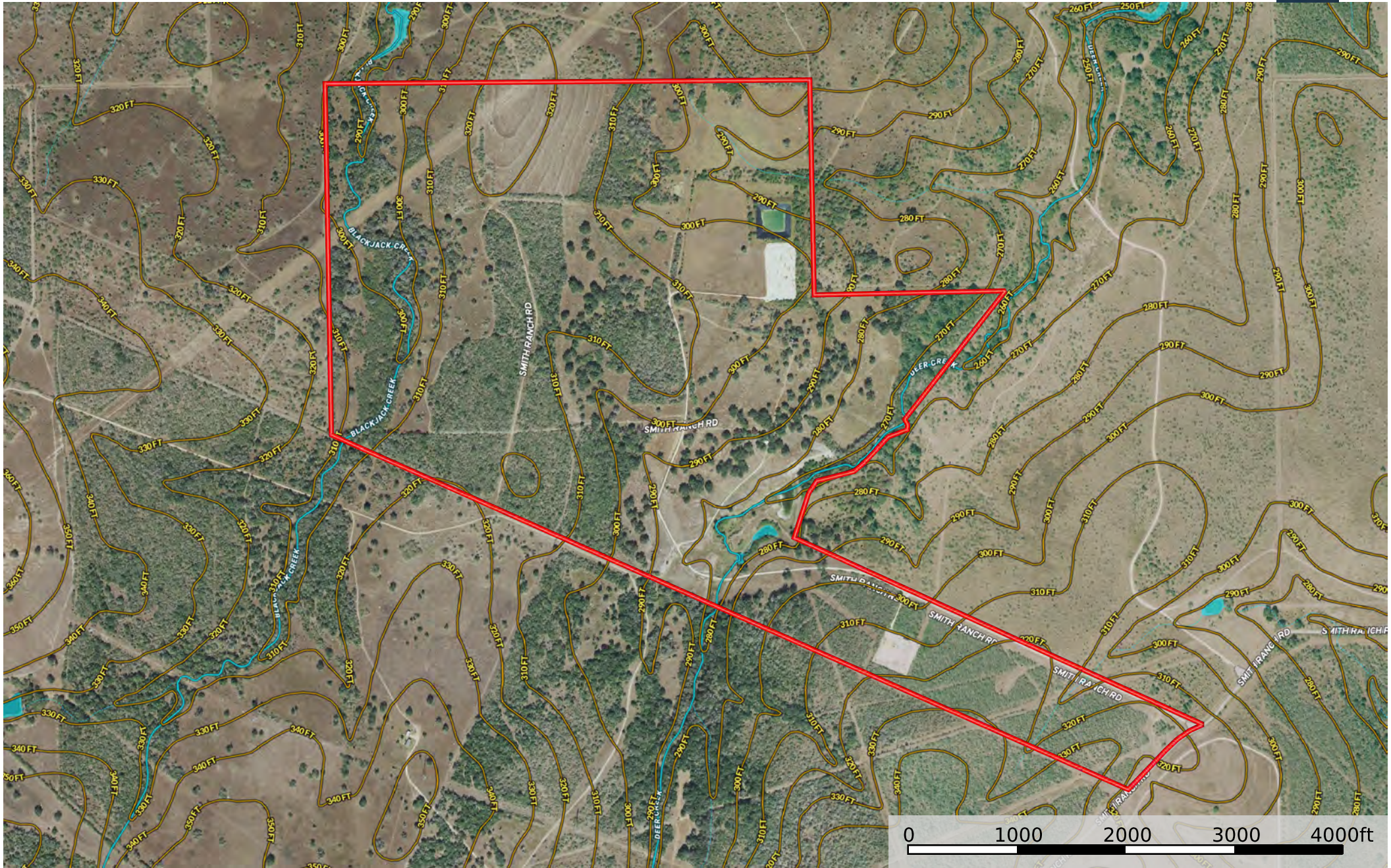
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3662 Smith Ranch Road, Cuero, TX 77954
DeWitt County, Texas, 411.12 AC +/-



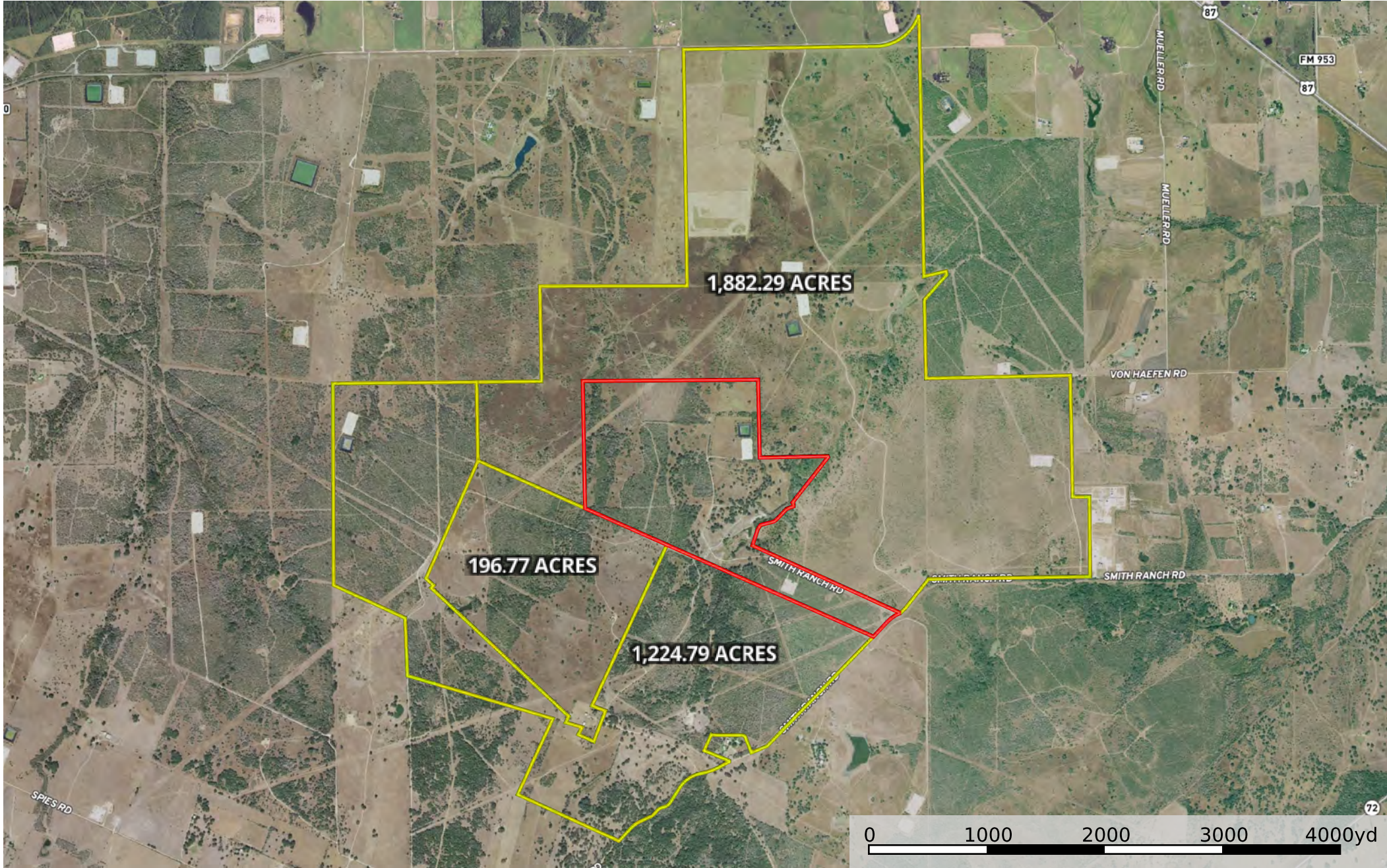
 Boundary



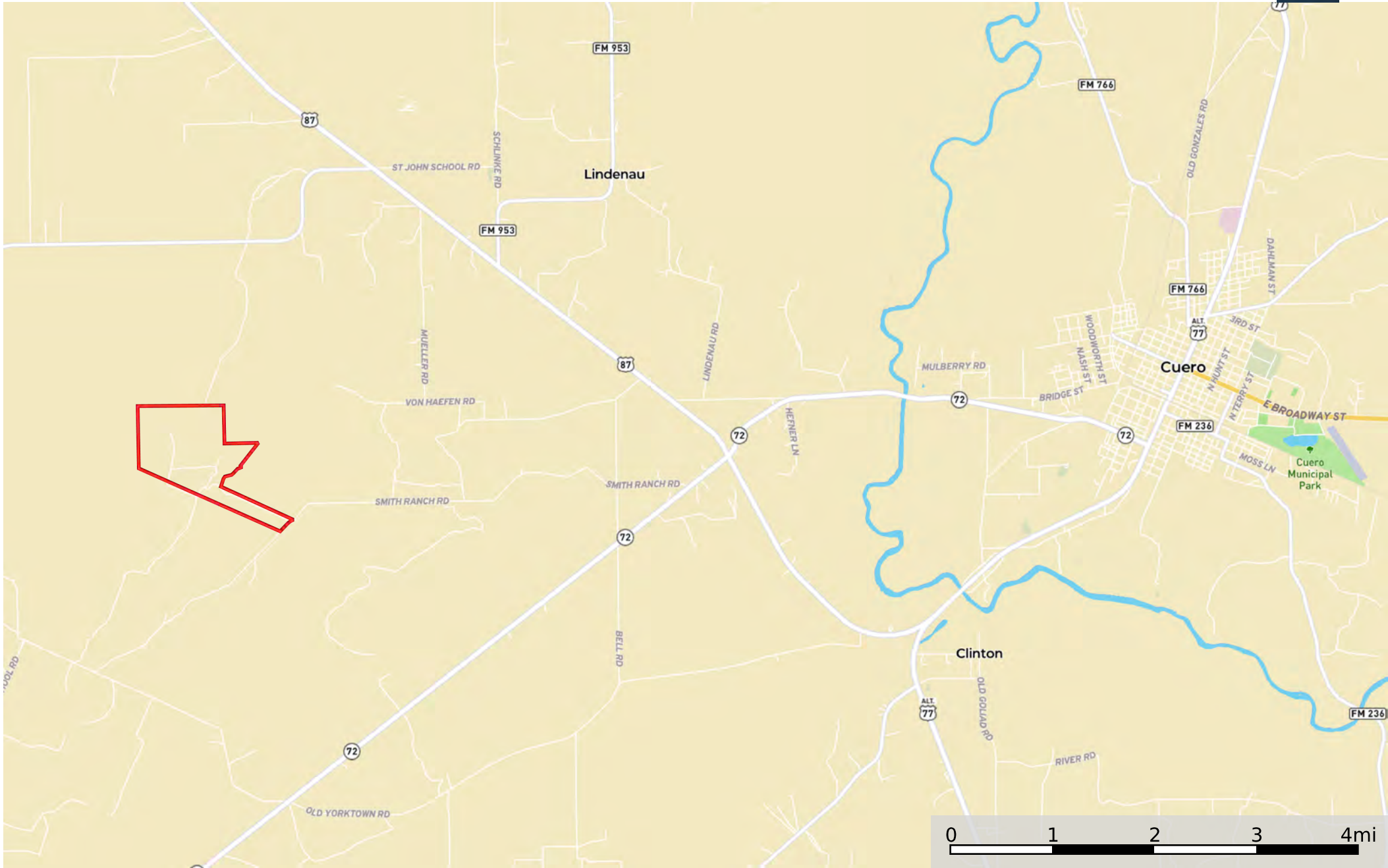


- Boundary
- Stream, Intermitt
- River/Creek
- Water Body

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Neighbor Boundary



Boundary