



# River Road Ranch

TBD River Rd, Cuero, TX 77954

406.65 Acres

\$3,999,950



## GUADALUPE RIVER

## 7 WATER WELLS

## CLOSE TO TOWN

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.

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## TREES

- Live Oak
- Pecan
- Huisache
- Elm
- Cypress
- Mesquite

## GRASSES

- Coastal Bermuda
- Johnson grass
- Various natives

## SHRUBS

- Mustang grapevine
- Various natives

## WATER

- Guadalupe River frontage
- Wet-weather creeks
- Small pond
- Seven water wells

## WILDLIFE

- Whitetail deer
- Dove
- Hogs
- Turkey
- Songbirds
- Small mammals

## UTILITIES

- Electricity
- Seven water wells
- Septic system

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## LOCATION

DeWitt County. 6 miles to Cuero, 28 miles to Victoria, 90 miles to downtown San Antonio, 100 miles to Austin, 150 miles to Houston.

## DIRECTIONS

From Cuero head south on Hwy 183 and follow the split to the left. Take a left on Clinton Rd, then a right on Old Goliad Road. Proceed to River Rd and take a left and cross a cattle guard into the property.

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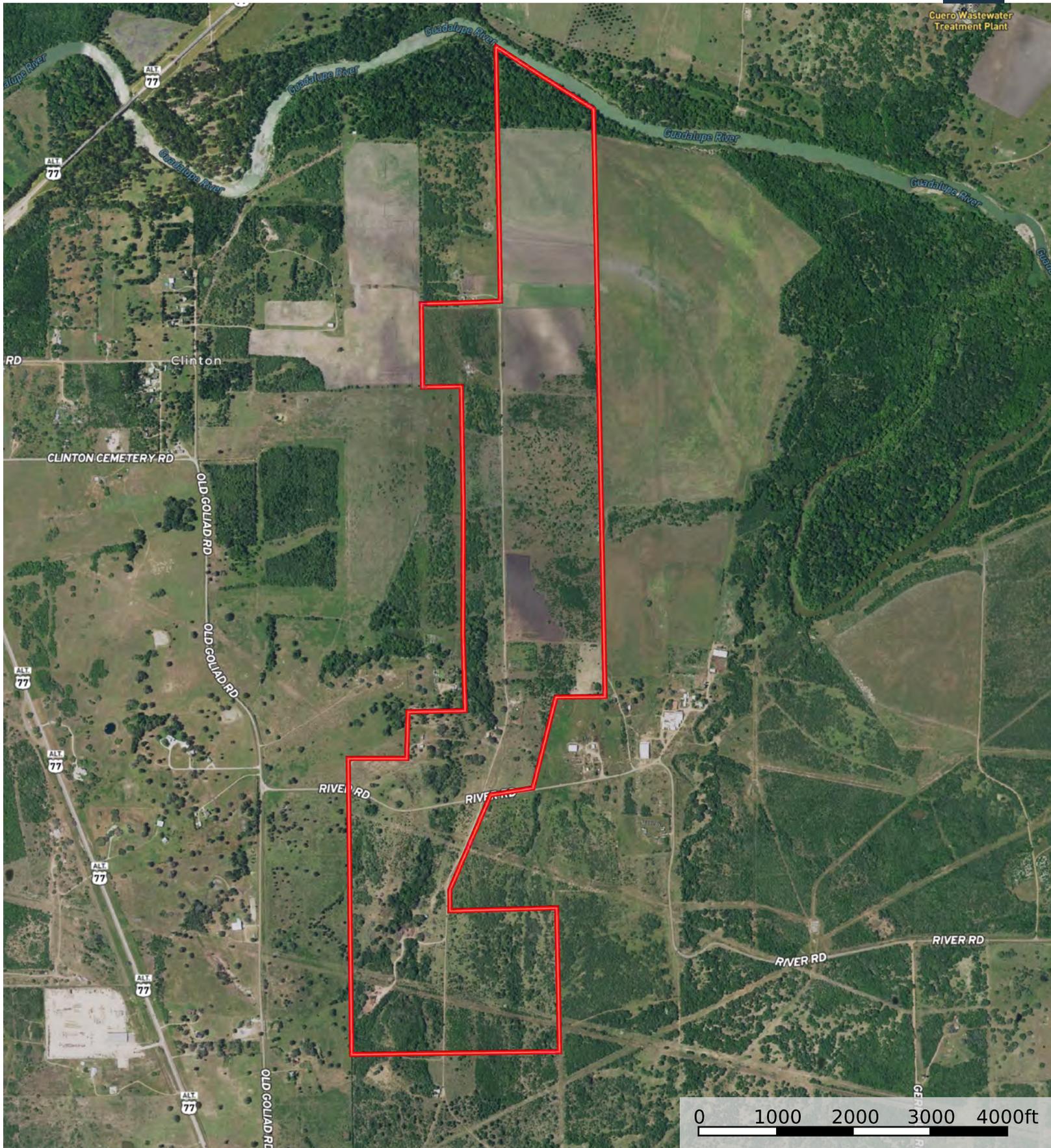


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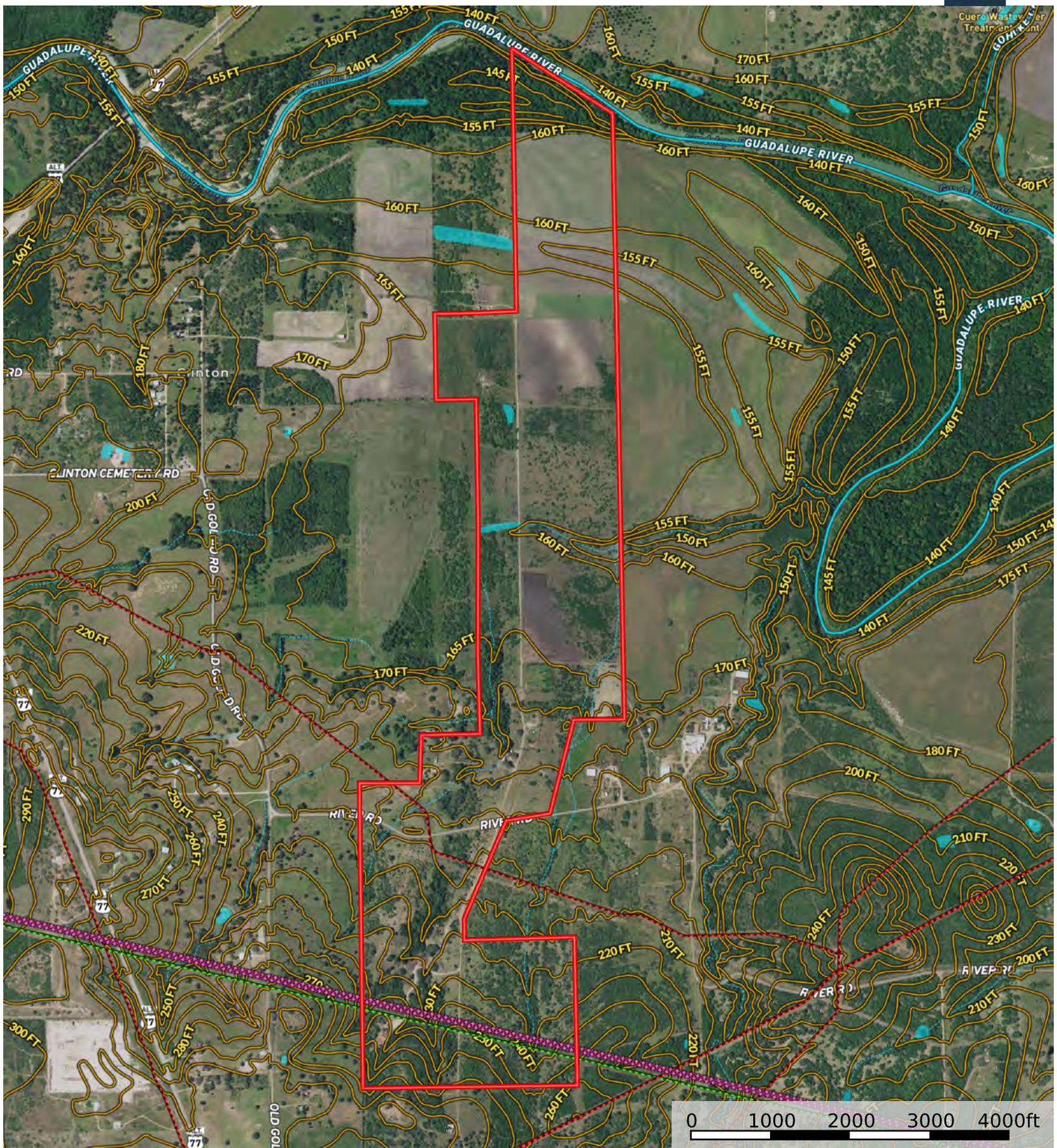
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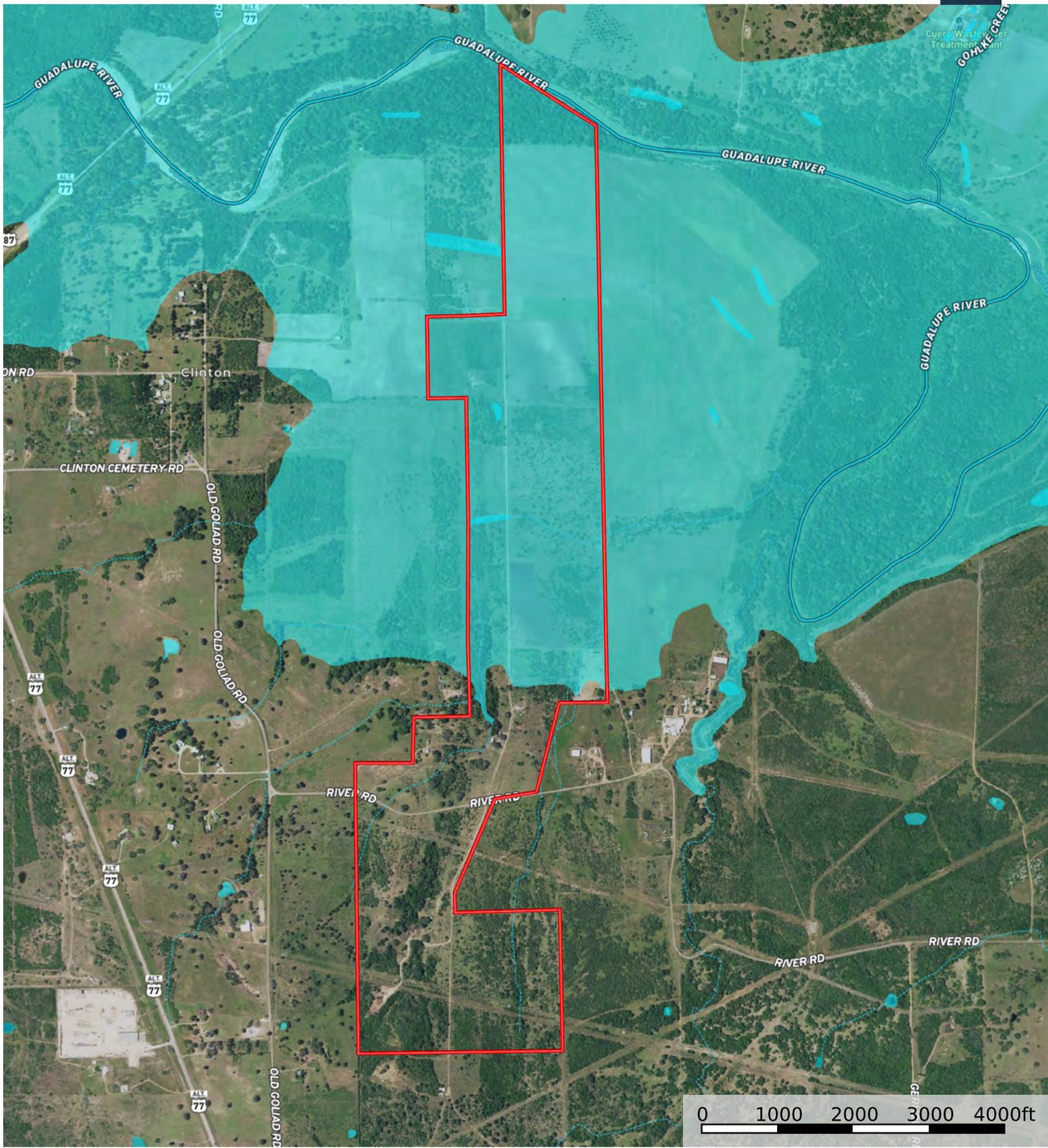
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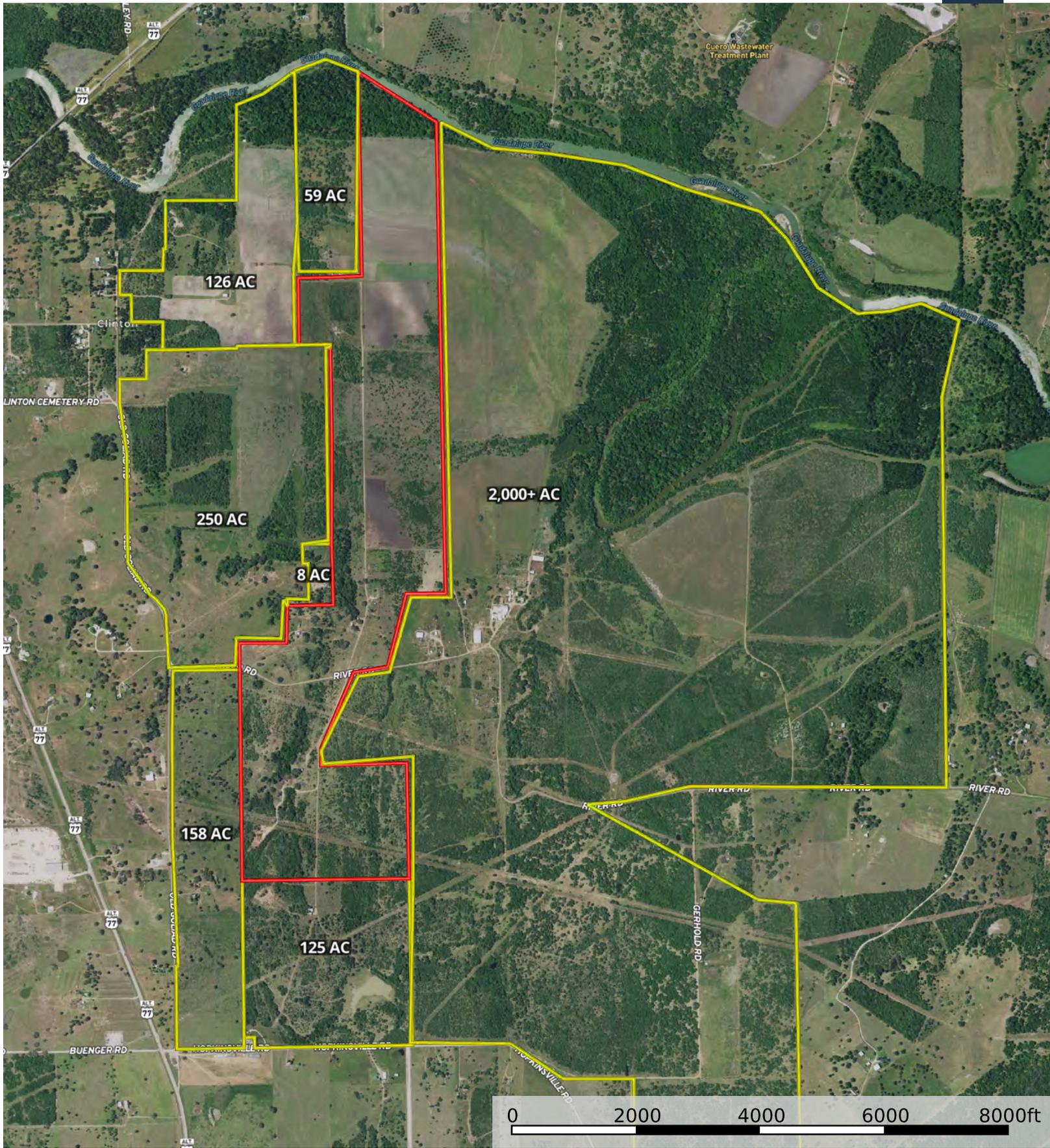
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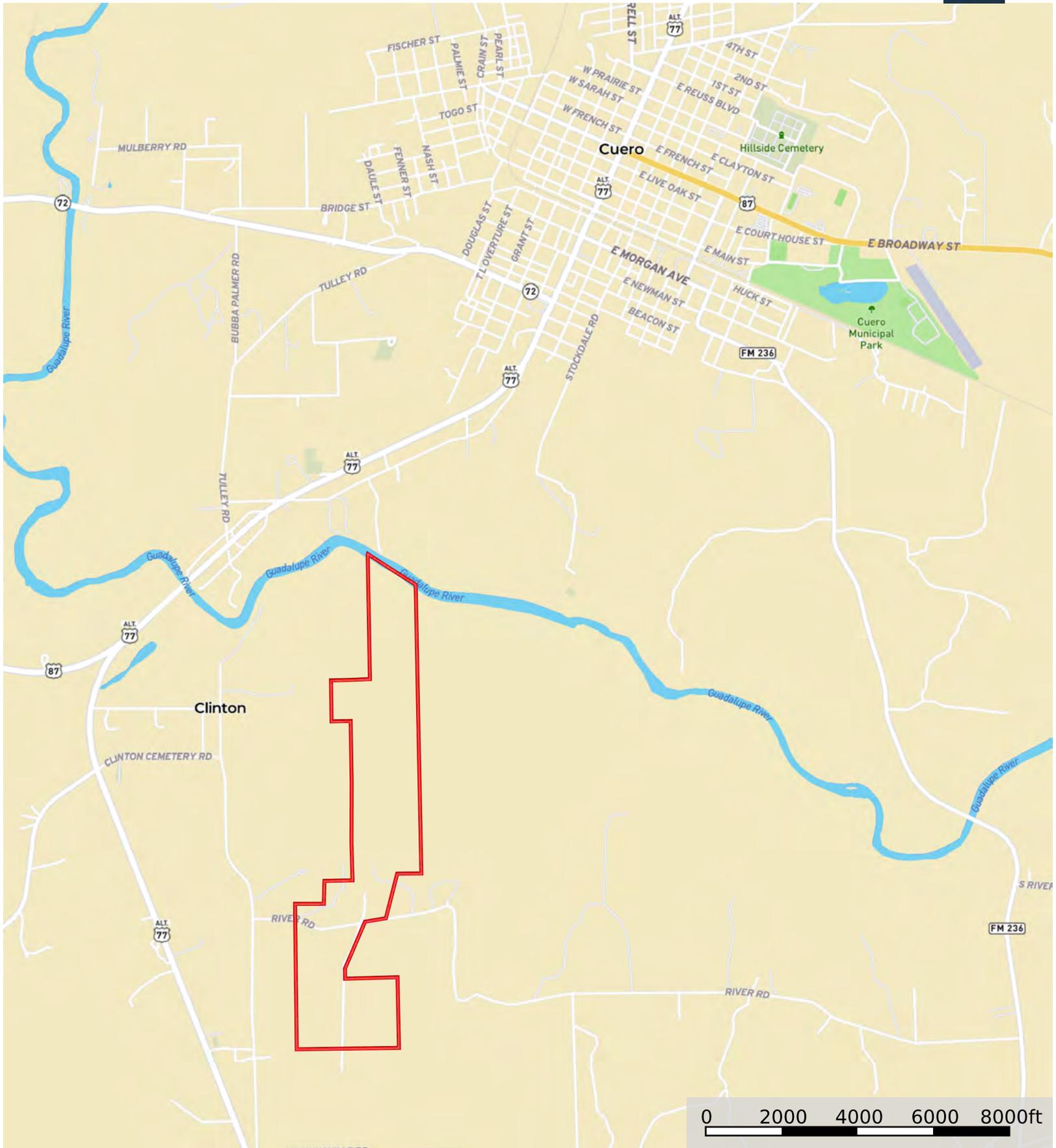
Boundary







Neighbors Boundary



Boundary