



# 12 Mile Creek Ranch

TBD FM 237, Yorktown, TX 78164

124.8 Acres

\$867,360



## TWO WATER WELLS

## SEASONAL CREEK

## UNRESTRICTED

This property is a typical Coastal Plains region of South Texas, perfect for cattle or a hunting getaway with utilities in place. +-124.8 acres of lush, grazing grassland with mature post oaks, live oaks, huisache, and mesquites covered in Mustang grapevines. The property is accessed through a deeded easement off FM 237. A central road provides easy access to most of the property.

Approximately 2,000 feet of Twelve Mile Creek serves as the western border. This sandy-bottom creek fluctuates with the amount of rainfall, as does the wet-weather pond. A water well provide water to multiple cattle troughs, and a small overflow pond is usable when needed. Roughly half the property lies within a 100-year flood plain.

An electric pole and meter is provided by GVEC. Cattle pens with concrete water trough. The barbed wire perimeter fencing is in good condition. There is a working water well on site, and a second drilled well needing a cleanout and pump to be useable. Water lines run to multiple cattle troughs.

Whitetail deer, hogs, turkey, quail and dove frequent the property. The deer stands and feeders are negotiable. The property is currently qualified under the Agricultural tax valuation.

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## TREES

Post oak  
Live oak  
Mesquite

## GRASSES

Native & improved

## SHRUBS

Huisache  
Mustang grapevine

## WATER

1 Pond  
Seasonal creek  
2 Water wells  
Cattle trough & overflow tank

## WILDLIFE

Whitetail deer  
Dove  
Turkey  
Quail  
Hogs

## UTILITIES

Electric meter  
Two water wells  
Septic needed

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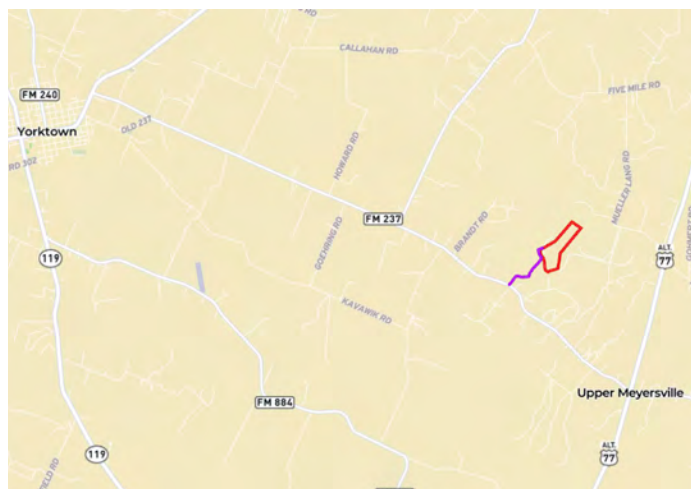
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## LOCATION

DeWitt County, Yorktown ISD. 1 mile off FM 237 via a deeded easement. 6 miles to Meyersville, 9 miles to Yorktown, 15 miles to Cuero, 30 miles to Victoria, 80 miles to San Antonio.

## DIRECTIONS

From Yorktown on Hwy 119, turn left on Main St, right on FM 237. Continue on FM 237 for 7.5 miles turning left onto easement road with sign.

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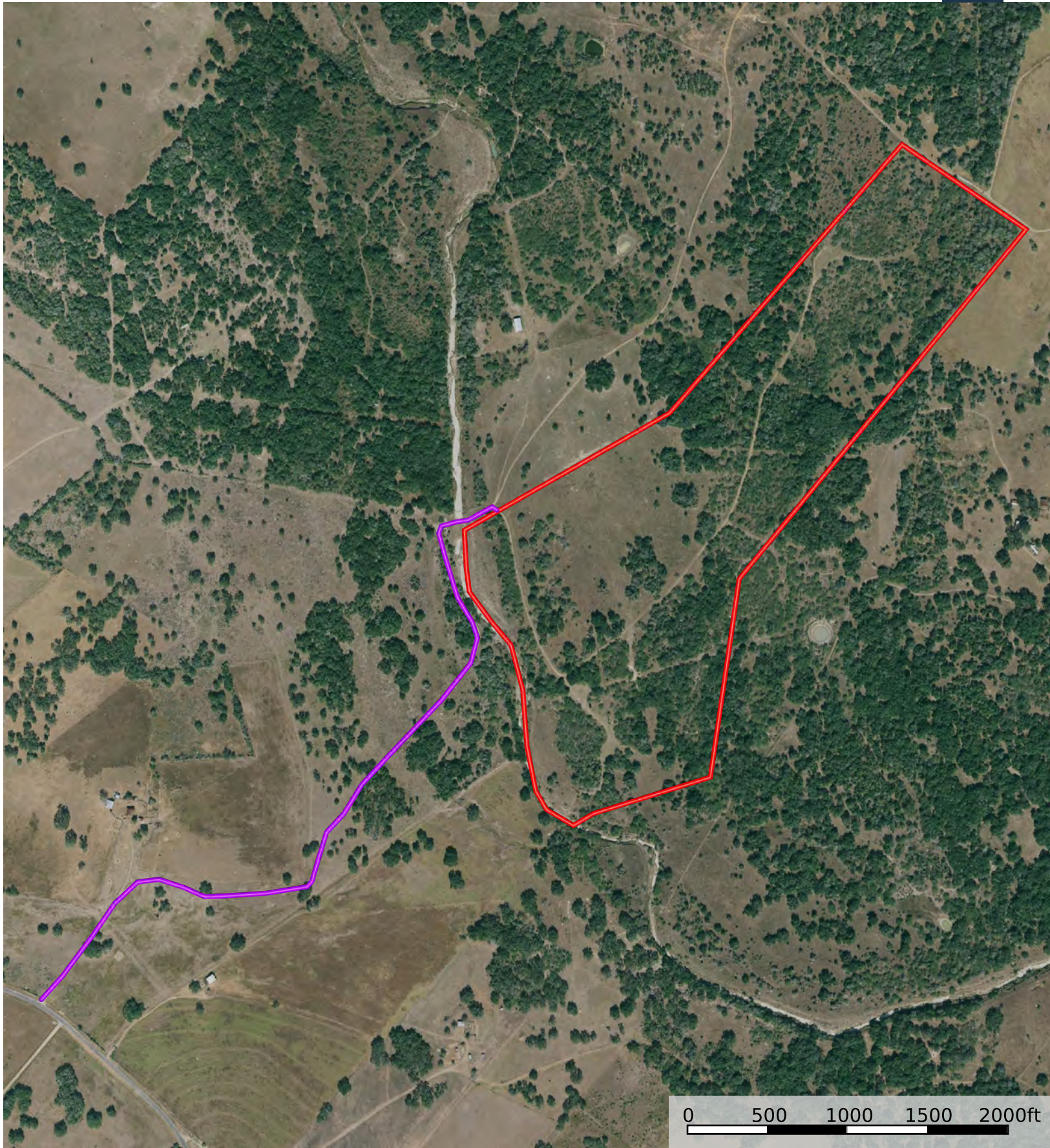
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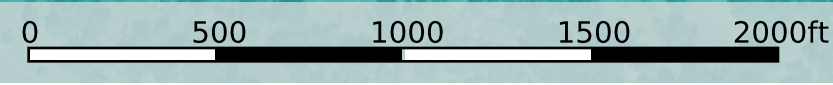
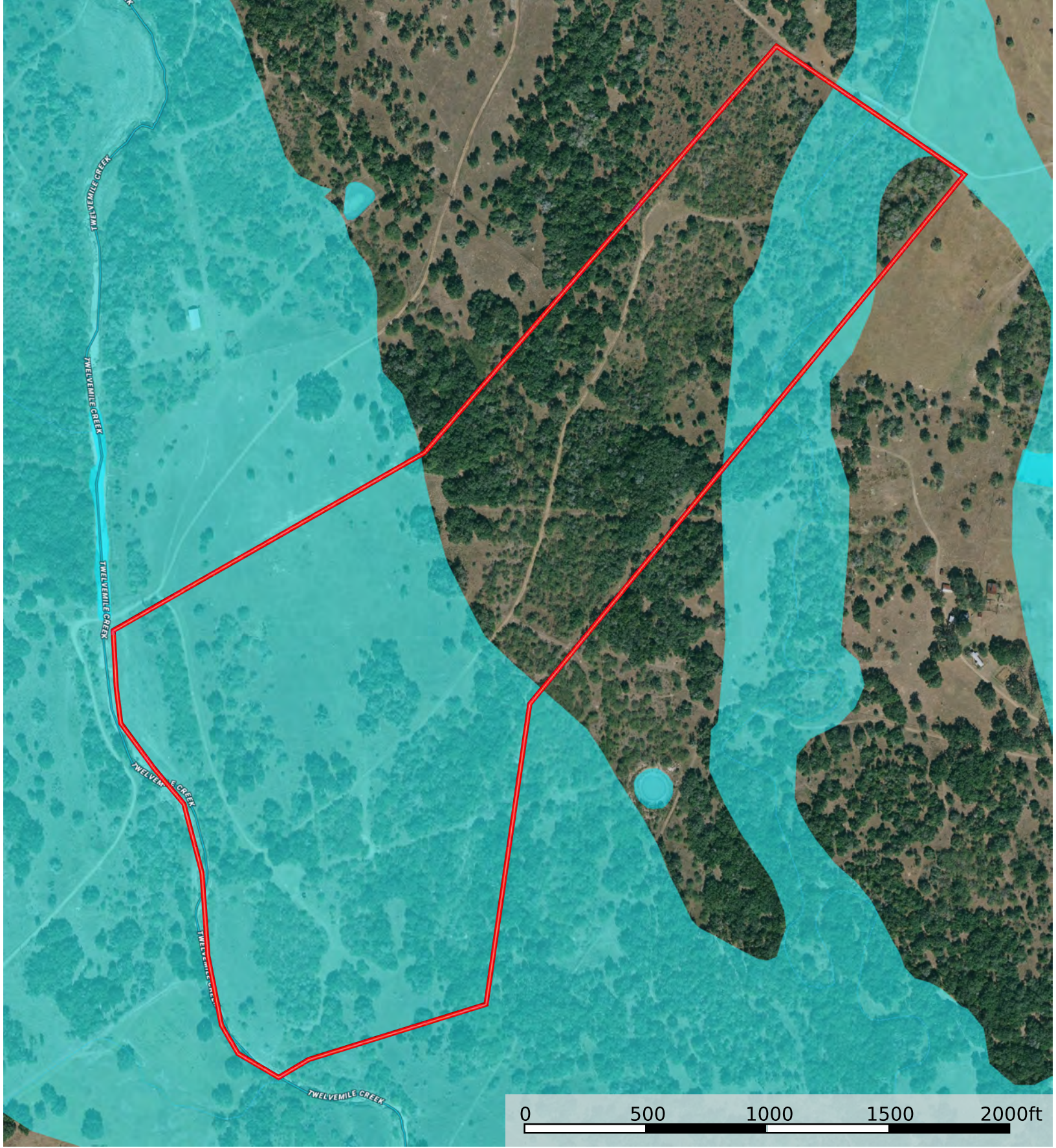




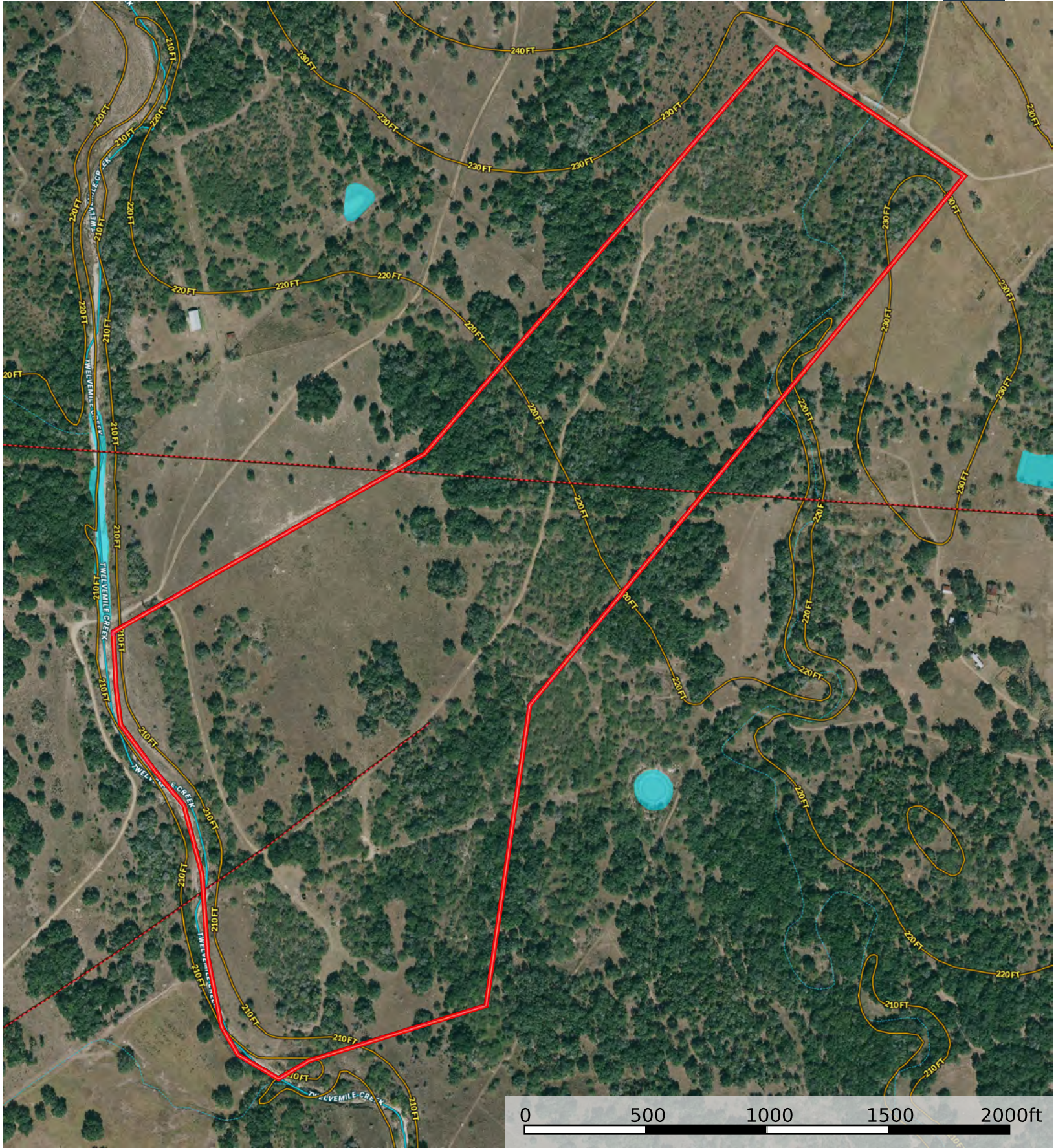
Easement

Boundary



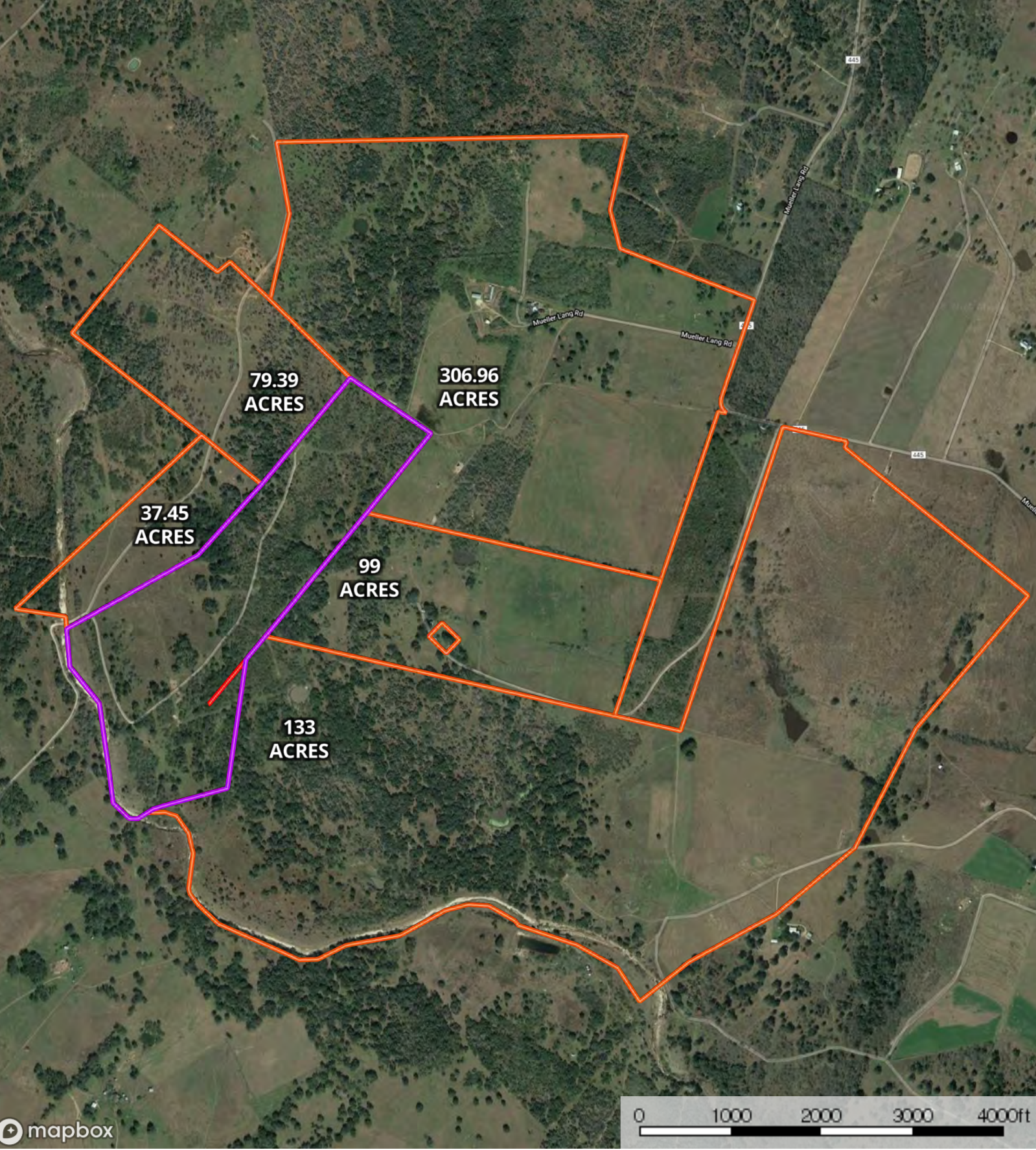






- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Crude Oil
- Natural Gas
- Other





- Subject Property
- Neighbor Boundary
- Boundary





Easement Boundary