



Arneckeville 200

TBD Arneckeville Rd, Cuero, TX 77954

200.88 Acres

\$1,406,160



TWO BARNs

Raise cattle or build a home just outside of the small town of Cuero on this great 200-acre property. The rectangular ranch has undulating terrain and a wonderful mix of mature live oak and post oak trees throughout that increase in beauty and size as you move to the back of the property. This virtually untouched and diverse landscape is ready for you to enjoy for years to come.



CREEKS & PONDS



WATER WELL

The agricultural land is mostly sandy loam soil with clay loam mixed intermittently. The grass is mostly Coastal Bermuda with other native grasses making it perfect for cattle. Two tributaries of the Carlisle Creek cross the property from east to west that provide a travel corridor for the deer, turkey, and hogs. Additionally, two ponds provide water sources for the cattle and wildlife, and opportunities for fishing and dove hunting. The creeks and ponds are surrounded by several large live oaks and mature post oaks, often covered with grapevine and Spanish moss. Mesquite trees and huisache are mixed in throughout. The property is approximately 40% open space, mostly in the front portion, and has 40 feet of varying elevation change from front to back. There are small flood plains along the tributaries.

The property is perimeter fenced with 1,500 feet of road frontage. A set of cattle pens is located next to a 1,200 sq. ft. barn in the front portion of the ranch. There is also a 900 sq. ft. shed for hay, feed, and other implements. A power line runs across the front of the property near the barn for easy access. There is a windmill water well in need of repair. A pipeline easement crosses the property diagonally from the NE fence line to the SW fence in the back.

25% mineral rights available. An agricultural tax valuation is in place. 2021 taxes were \$160.

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TREES

Live oak
Post oak
Mesquite

GRASSES

Coastal Bermuda
Various natives

SHRUBS

Huisache

WATER

Two wet-weather creeks
Two ponds

WILDLIFE

Whitetail deer
Dove, Quail, Turkey
Hogs
Coyotes
Songbirds
Small mammals

UTILITIES

Water well
Electricity available

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LOCATION

DeWitt County, Meyersville ISD.

7 miles north of Meyersville, 9 miles south of Cuero, 25 miles to Victoria, under 2 hours to both San Antonio and Austin International Airports.

DIRECTIONS

From Cuero, take FM 236 south for 6 miles. Turn left on Arnecke Rd. Continue for 1 mile until the road makes a 90 degree turn right. As the road makes another left, you will see the entrance on the right.

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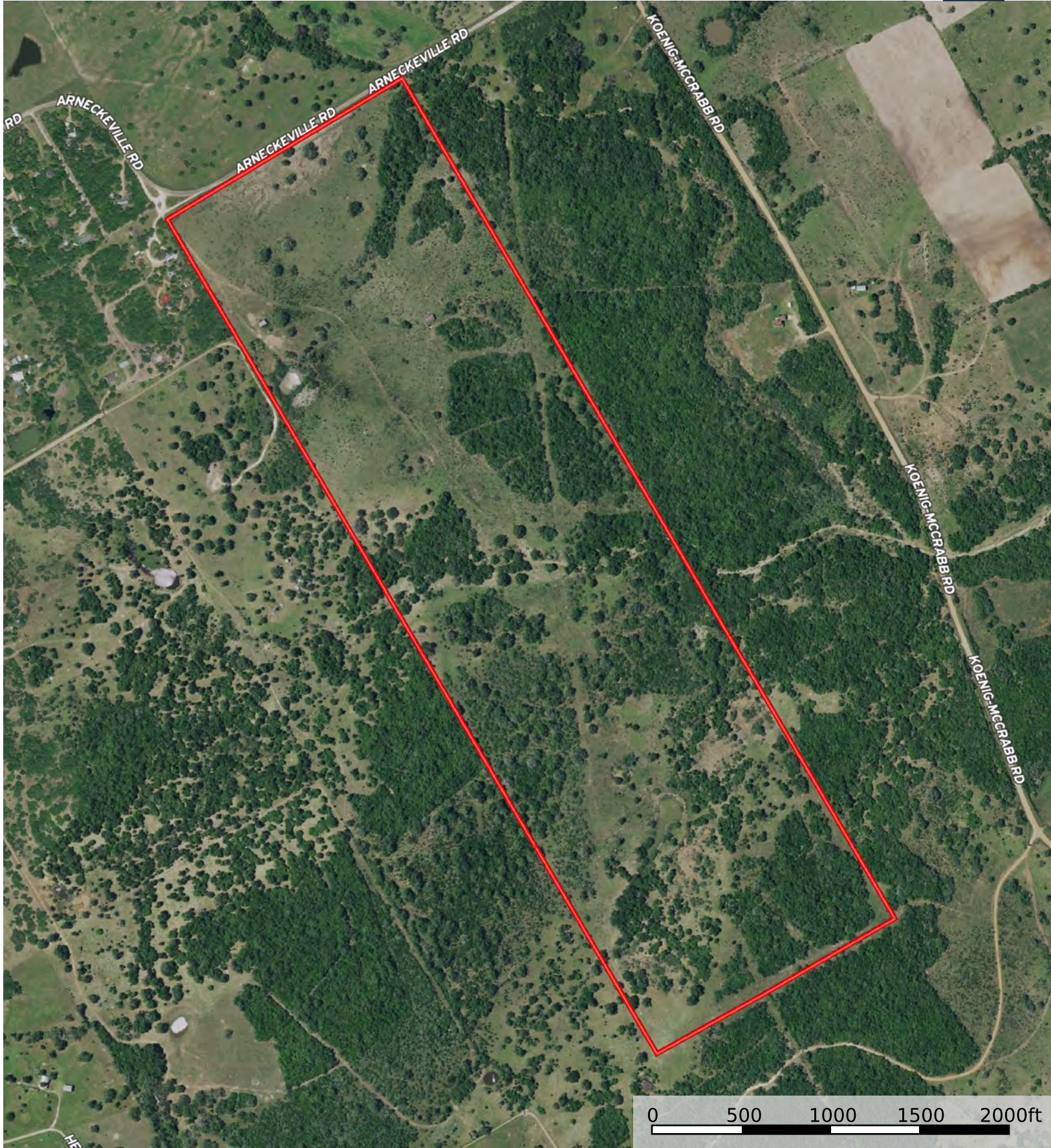



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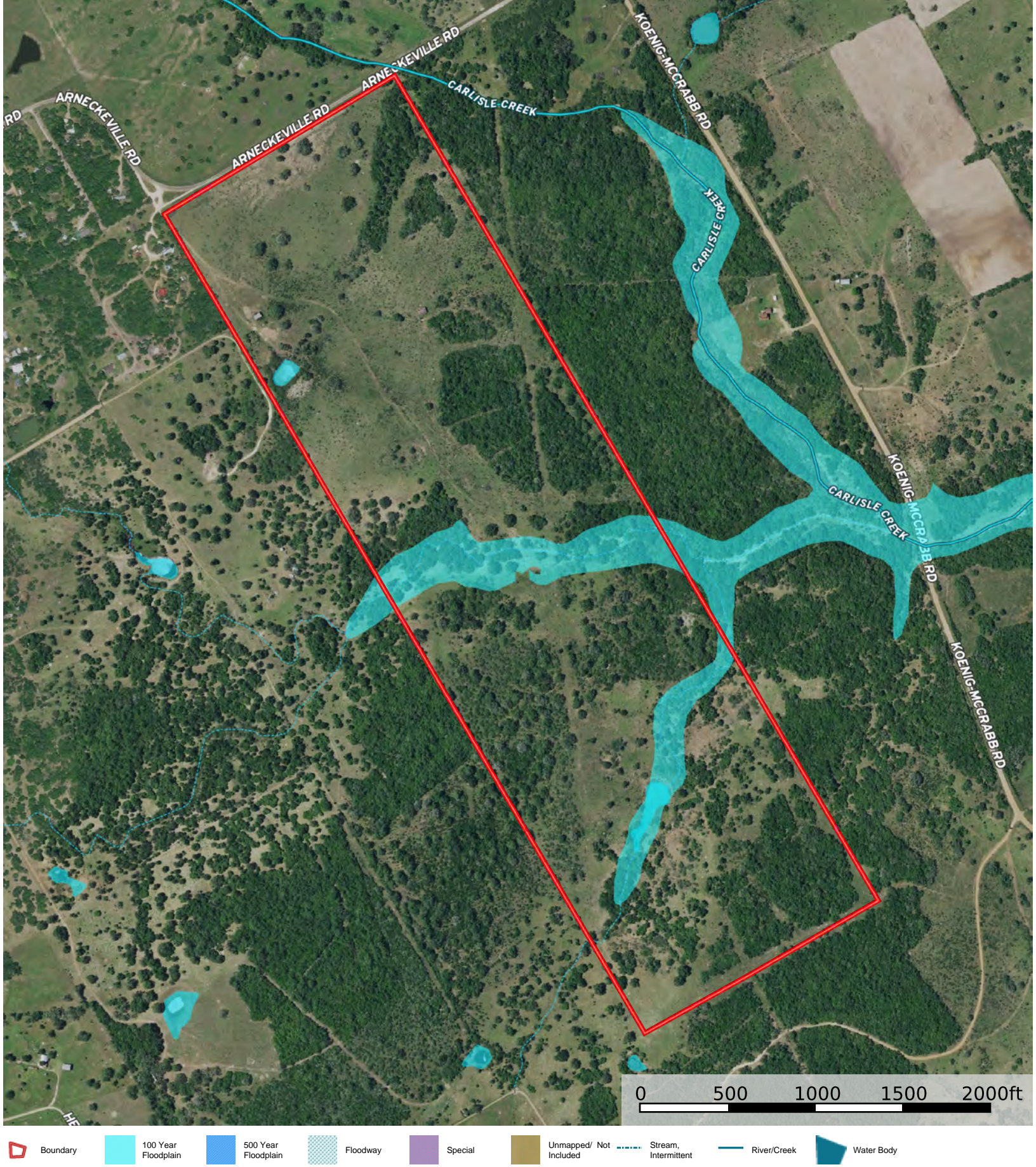
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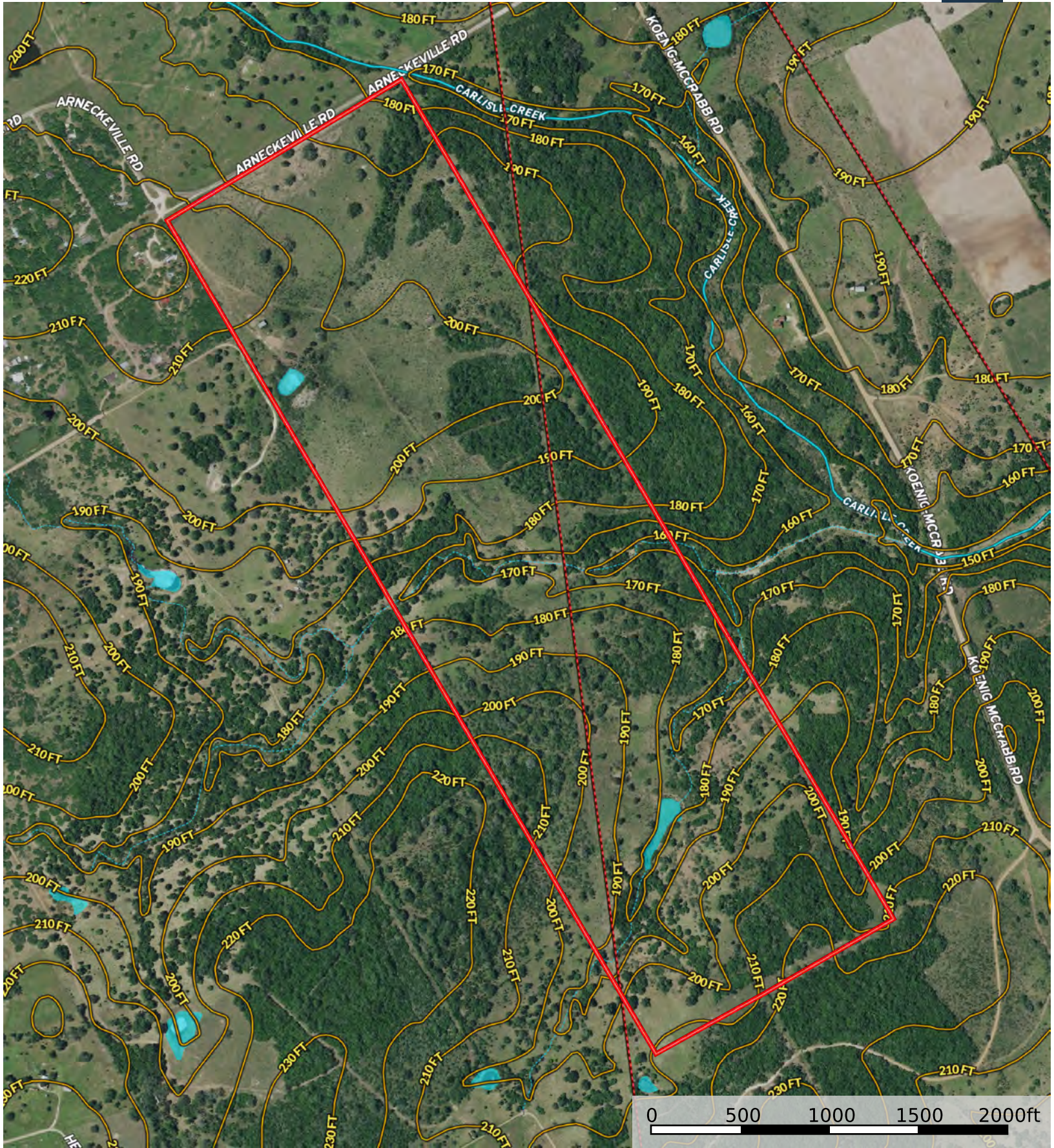
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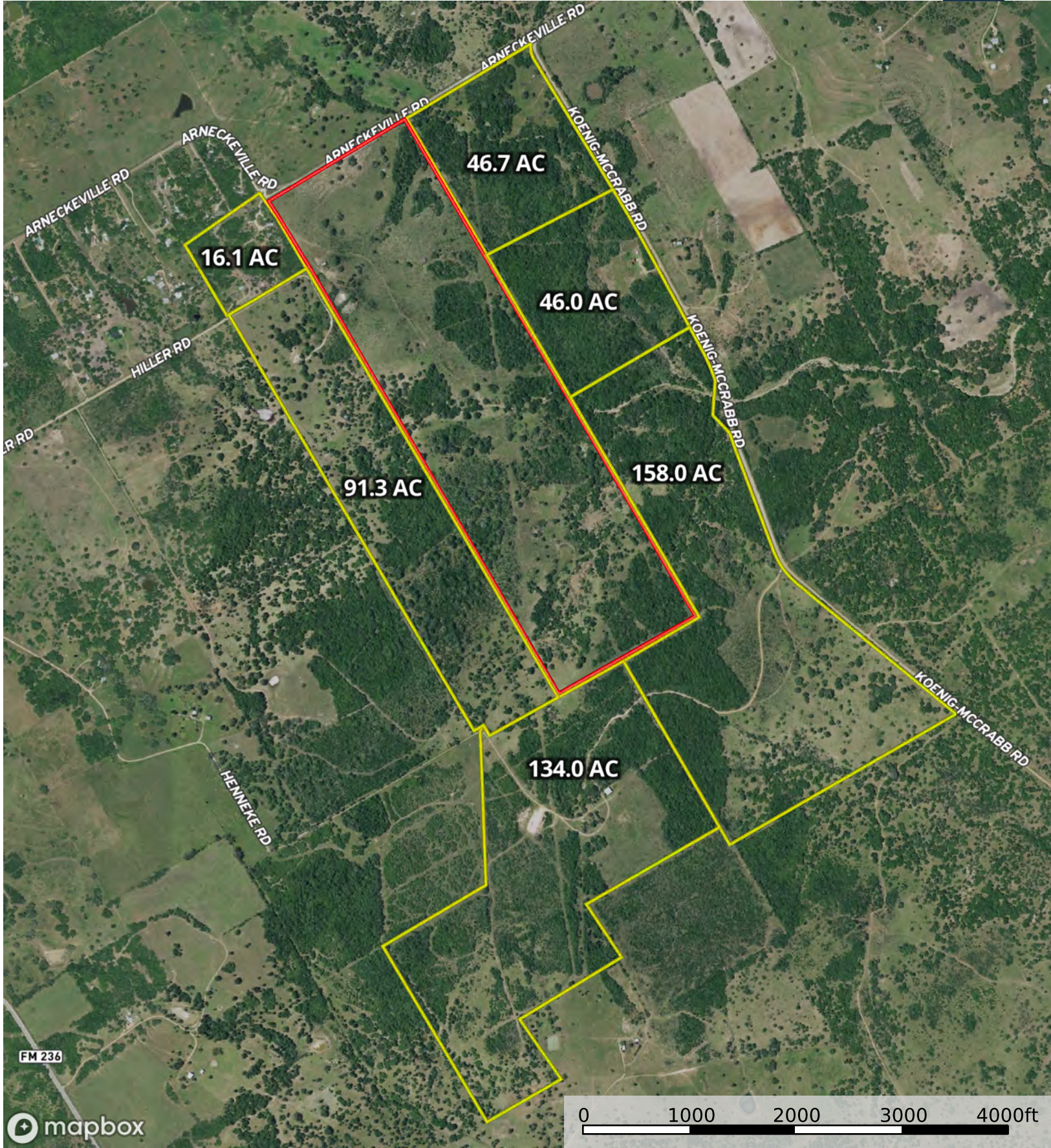
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 Boundary



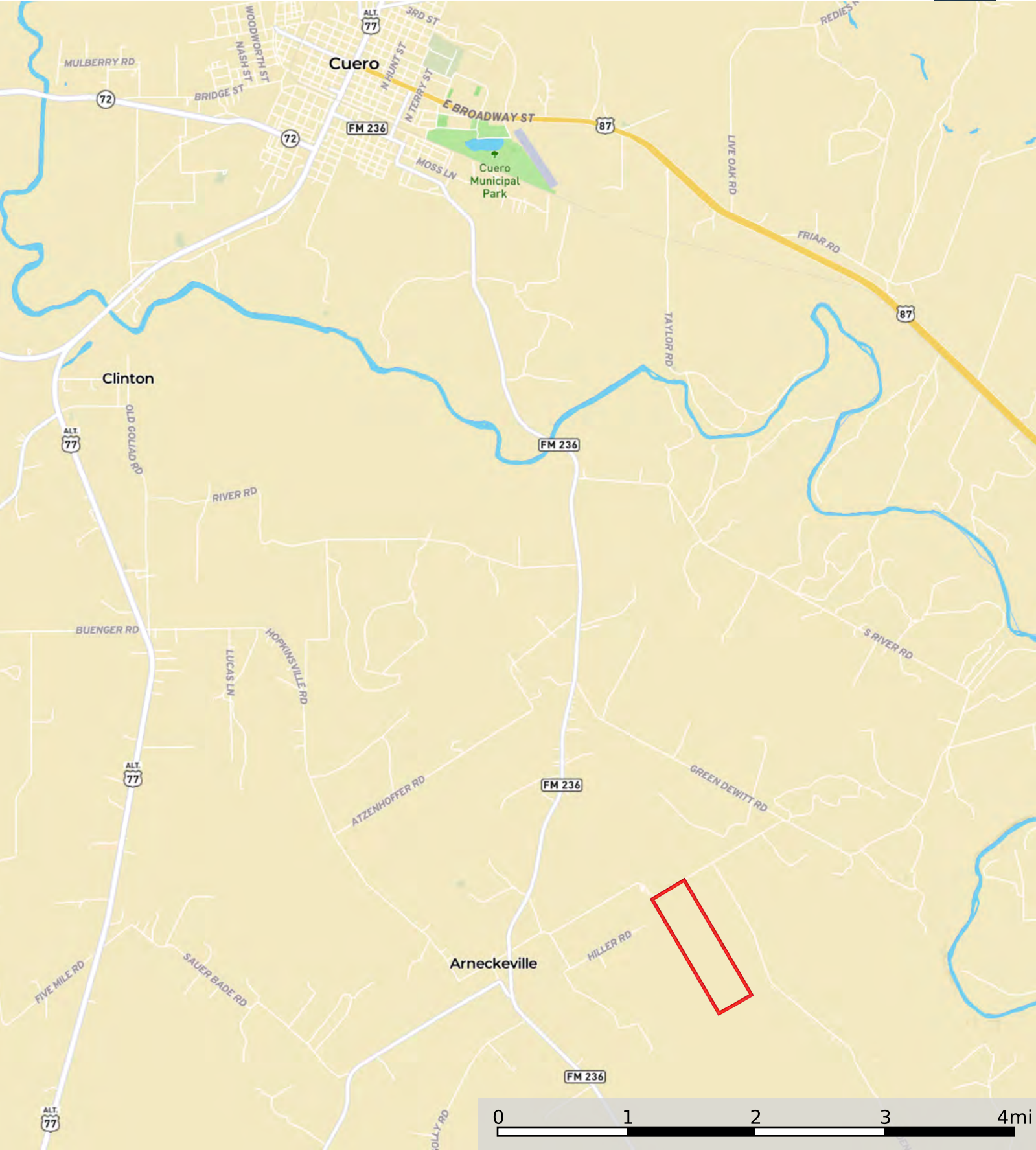





Boundary Neighbor

TBD Arneckeville Rd, Cuero, TX 77954

DeWitt County, Texas, 200.88 AC +/-



 Boundary