



Green DeWitt Front 40

TBD Green DeWitt Rd, Cuero, TX 77954

40.82 Acres

\$612,300



ELECTRICITY AVAILABLE

1,700 FT. FRONTAGE

UNRESTRICTED

This attractive 40.82-acre improved pasture is located next to the remote town of Arneckeville and just southeast of Cuero in DeWitt County. It has approximately 1,700 feet of road frontage and is accessed by a gate on Green DeWitt Rd on the far east side. The ag-exempt land is mostly flat with only 10 feet of elevation change from the front to the back. This beautiful countryside is covered with King Ranch Bluestem grass in the front pasture with several ancient live oaks to provide shade for your future castle in the back portion and scattered throughout. The terraced property is perfect for cattle, growing hay, or it could make the perfect "just-out-of-town" home site. The property is mostly perimeter fenced except for the newly surveyed west boundary. Power lines run across the property in two separate locations making for easy access. If city life has you blue and you don't know what to do, split that scene and move to the green on Green DeWitt Rd.

Copyright 2022 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

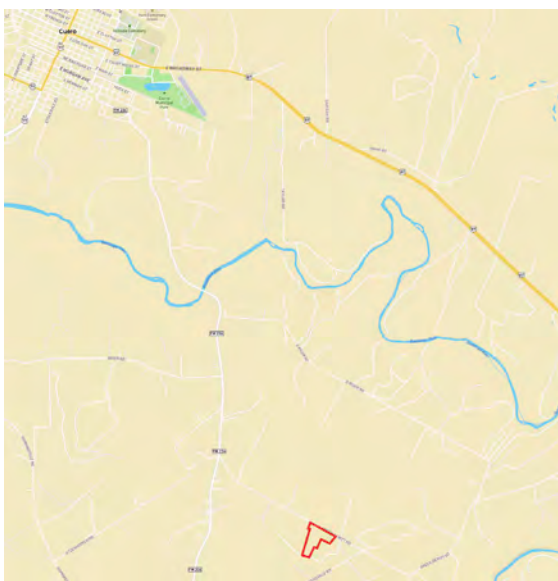


Kendrick Baros

Realtor® - Land Specialist

kendrick@grandlandco.com

(361) 212-2892



LOCATION

DeWitt County, Meyersville ISD

7 miles to Cuero, 27 miles to Victoria, 92 miles to San Antonio, 105 miles to Austin, 153 miles to Houston. Under 2 hours to San Antonio and Austin International Airports.

DIRECTIONS

From Cuero, take Esplanade St South. Turn left onto E Morgan Ave. After 0.3 miles turn right onto Villa St (FM 236). Continue for 4.8 miles on FM 236. Take a left onto Green DeWitt Rd. Follow for approximately 1 mile until you see the sign on the right.

Copyright 2022 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC, by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.




Kendrick Baros

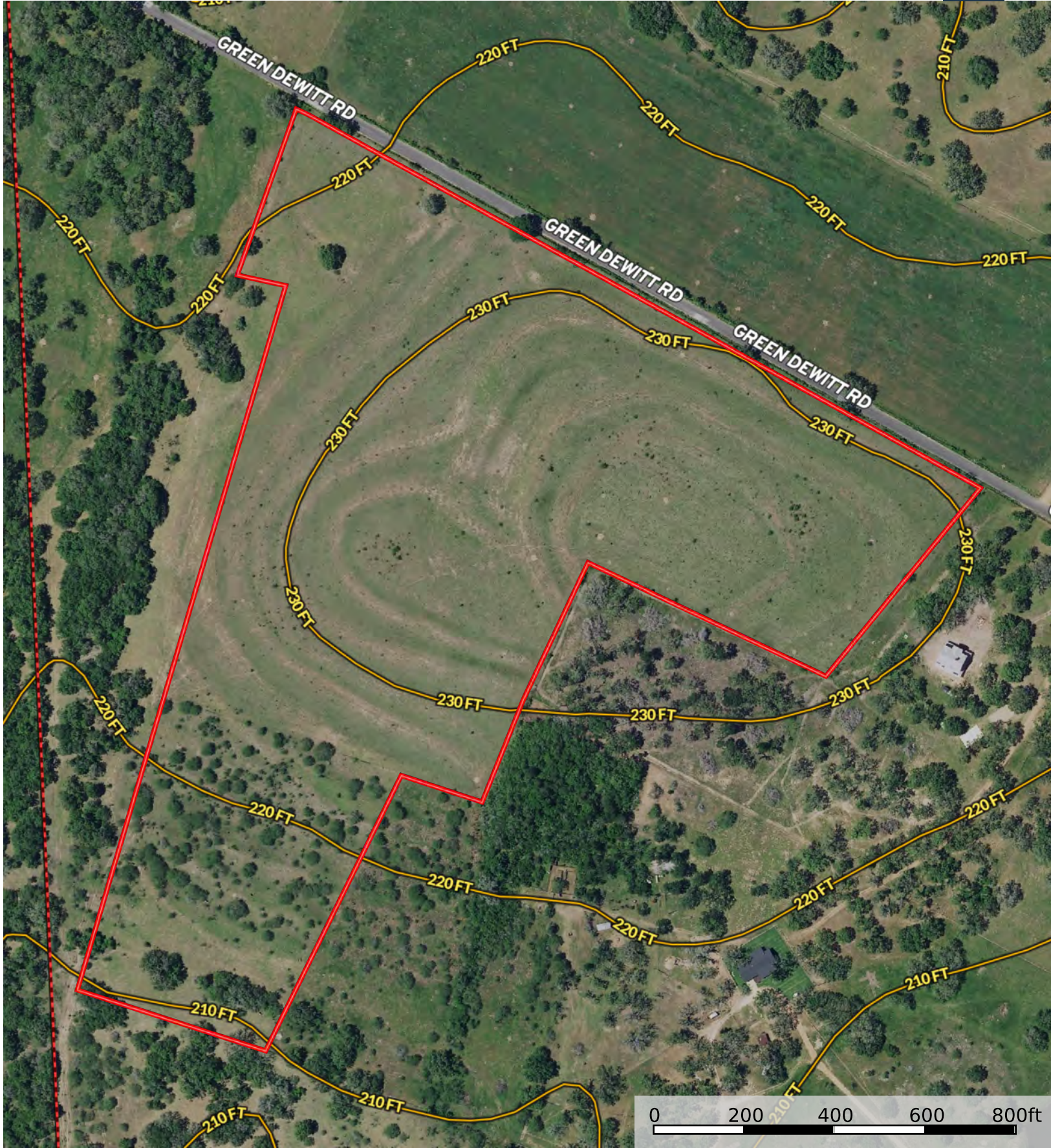
Realtor® - Land Specialist


kendrick@grandlandco.com

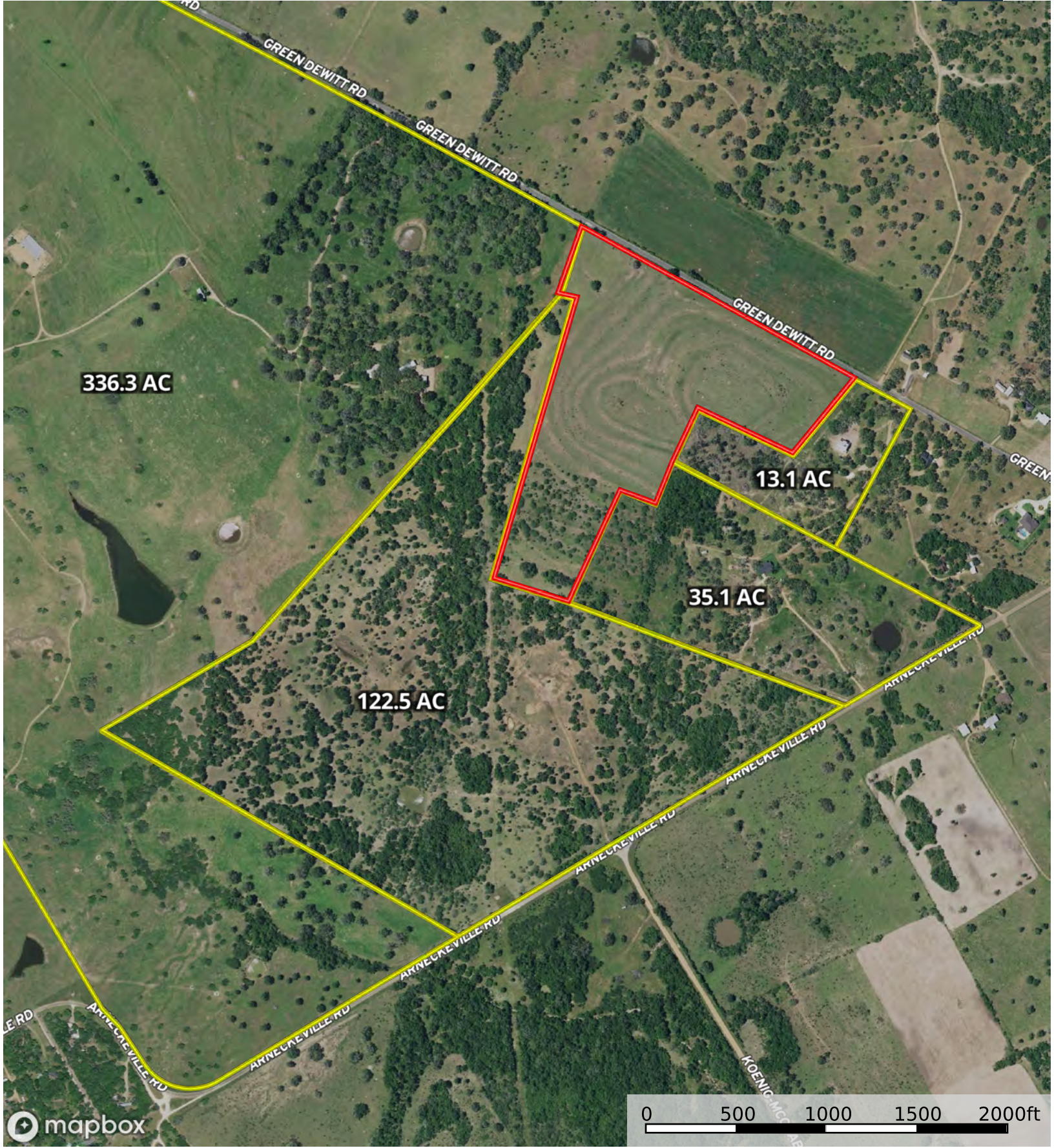
(361) 212-2892



 Boundary

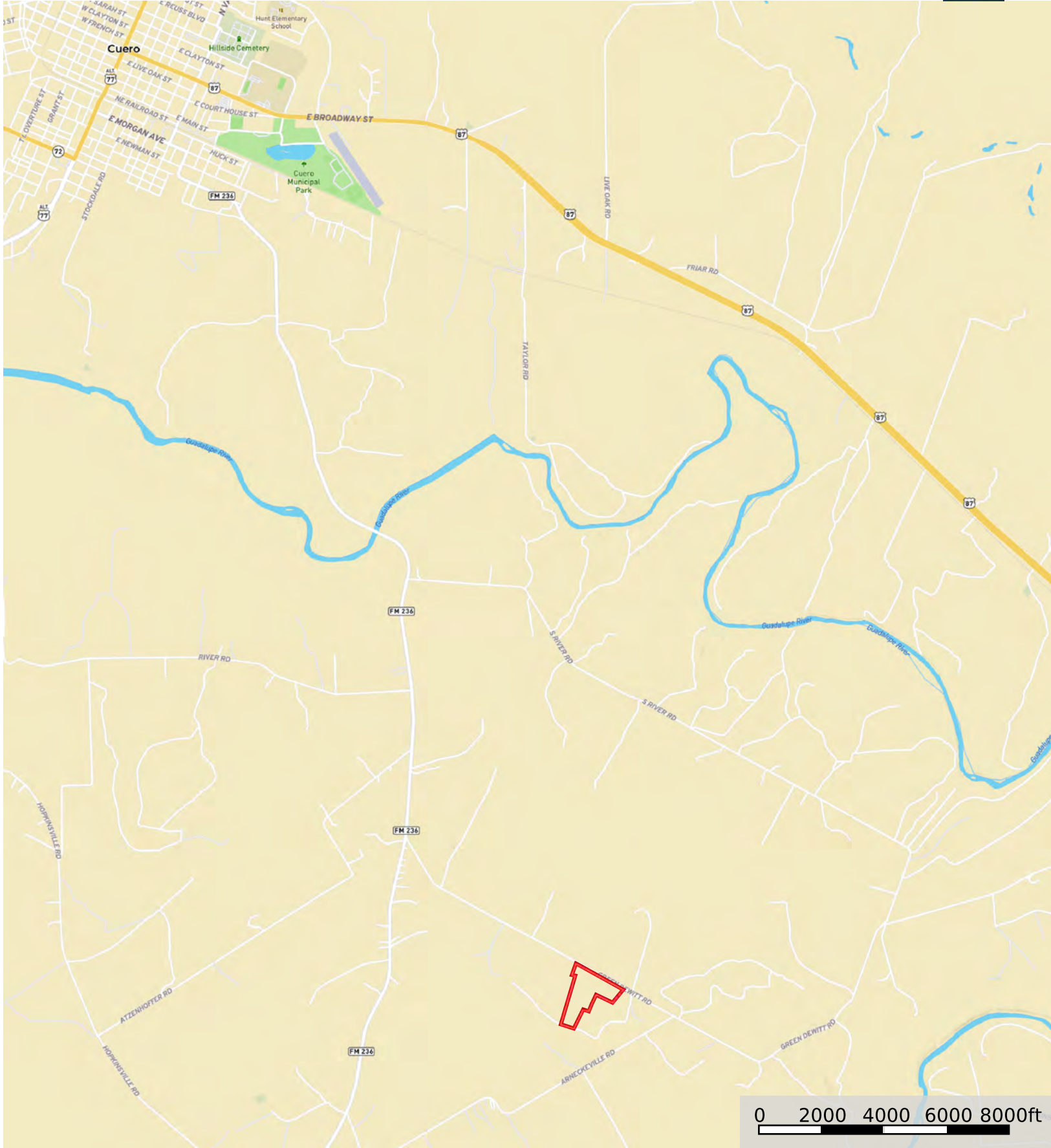


 Boundary  Crude Oil  Natural Gas  Other



Boundary Neighbor

TBD Green Dewitt Rd, Cuero, TX 77954
DeWitt County, Texas, 40.82 AC +/-



Boundary



ALL BEARINGS ARE GRID BEARINGS
BASED ON THE TEXAS PLANE
COORDINATE SYSTEM FOR
THE SOUTH CENTRAL
ZONE, 1983 NORTH
AMERICAN DATUM.

TRACT FIVE
GENERAL WARRANTY DEED
ROBERT C. DAVIS, AND WIFE MYRNA DAVIS
TO ROBERT C. DAVIS & MYRNA DAVIS, FLP
VOL. 457, PAGE 835, DEC. 28, 2018

TRACT FOUR
GENERAL WARRANTY DEED
ROBERT C. DAVIS, AND WIFE MYRNA DAVIS
TO ROBERT C. DAVIS & MYRNA DAVIS, FLP
VOL. 457, PAGE 835, DEC. 28, 2018

CHARLES LINN 1/3 LEAGUE

A-309

TRACT B

40.82 ACRES

P.O.B.

TRACT D

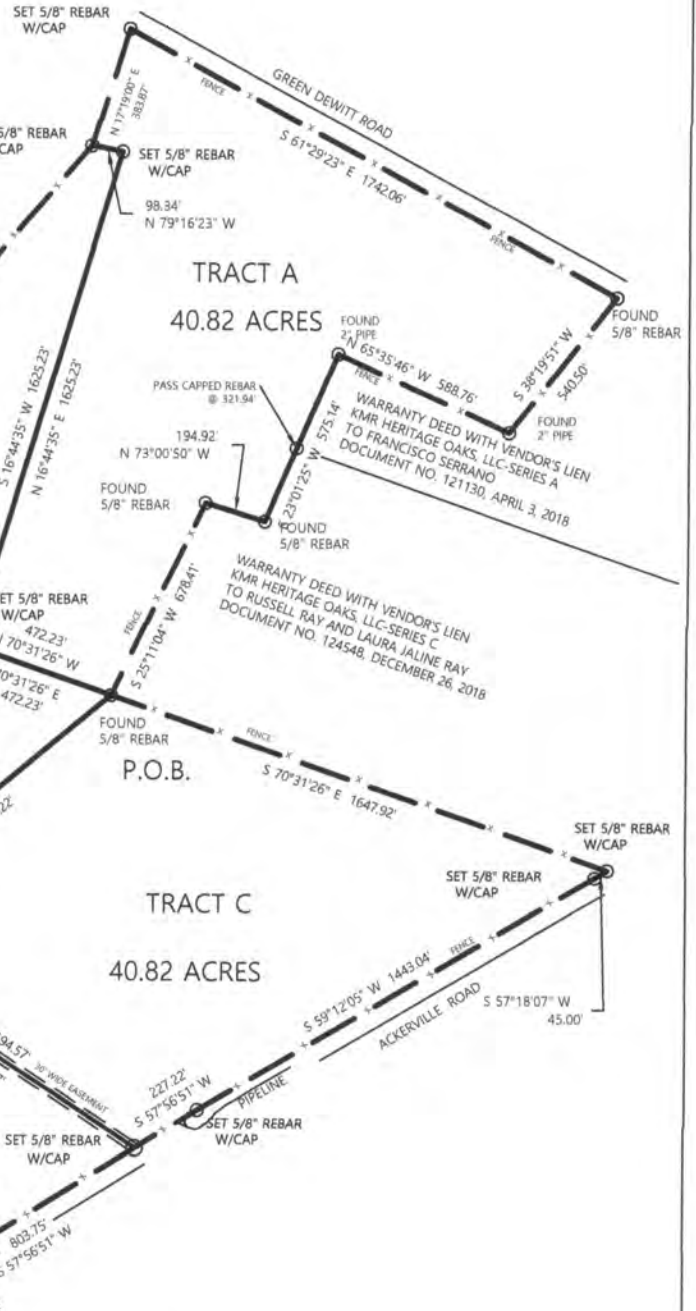
40.82 ACRES

POND

TRACT THREE
GENERAL WARRANTY DEED
ROBERT C. DAVIS, AND WIFE MYRNA DAVIS
TO ROBERT C. DAVIS & MYRNA DAVIS, FLP
VOL. 457, PAGE 835, DEC. 28, 2018

DATE: JULY 28, 2021
I HEREBY CERTIFY THAT THIS PLAT
REPRESENTS AN ACTUAL SURVEY
PERFORMED BY ME ON THE GROUND.

WILLIAM DOUGLAS DOVE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4143
FIRM NO. 10078300



SURVEY OF FOUR (4) 40.82 ACRES
TRACT OUT OF THE CHARLES LINN
1/3 LEAGUE, A-309, IN DEWITT
COUNTY, TEXAS



SCALE: 1" = 600 FT.

WILLIAM DOVE & ASSOCIATES, LLC

111 KNOLL TRAIL
SANDIA, TEXAS 78383
FIRM NO. 10078300
PHONE (361) 547-9665

Scale: 1"=600'	Date: 07/28/21	LT:
Drawn: WDD	Checked: WDD	Job: SF063-21

EXHIBIT

Tract A

40.82 Acres out of the Charles Linn 1/3 League, A-309 in DeWitt County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar found at the Western most corner of that certain Tract of land described in a Warranty Deed with Vendor's Lien from KMR Heritage Oaks, LLC-Series C to Russell Ray and Laura Jaline Ray, dated December 26, 2018, and recorded as Document No. 124548 in the County Clerk's Office of DeWitt County;

THENCE N 70Deg-31Min-26Sec W a distance of 472.23 feet to a 5/8" rebar with cap set for West corner and an interior corner of Tract B surveyed this same day;

THENCE N 16Deg-44Min-35Sec E with an East line of said Tract B a distance of 1625.23 feet to a 5/8" rebar with cap set for an interior corner and the more Northerly Northeast corner of said Tract B;

THENCE N 79Deg-16Min-23Sec W a distance of 98.34 feet to a 5/8" rebar with cap set at the Northwest corner of said Tract B;

THENCE N 17Deg-19Min-00Sec E a distance of 383.87 feet to a 5/8" rebar with cap set for Northwest corner of the here-in described Tract A in the South Right-of-Way of Green DeWitt Road;

THENCE S 61Deg-29Min-23Sec E with said South Right-of-Way a distance of 1742.06 feet to a 5/8" rebar found for East corner;

THENCE S 38Deg-19Min-51Sec W a distance of 540.50 feet to a 2" pipe found for an interior corner of that certain Tract of land described in a Warranty Deed with Vendor's Lien from KMR Heritage Oaks LLC-Series A to Francisco Serrano dated April 3, 2018, and recorded as Document No. 121130 in the County Clerk's Office of DeWitt County, Texas;

THENCE N 65Deg-35Min-46Sec W with the North line of said Serrano Tract a distance of 588.76 feet to a 2" pipe found at its more Westerly Northwest corner;

THENCE S 23Deg-01Min-25Sec W with the West line of said Serrano Tract, at 321.94 feet passing a capped rebar found for its Southwest corner, in all a distance of 575.14 feet to a 5/8" rebar found for an interior corner of the afore described Ray Tract;

THENCE N 73Deg-00Min-50Sec W with the more Westerly North line of said Ray Tract a distance of 194.92 feet to a 5/8" rebar found for its more Westerly Northwest corner;

THENCE S 25Deg-11Min-04Sec W with the more Westerly West line of said Ray Tract a distance of 678.41 feet to the POINT OF BEGINNING and containing 40.82 Acres.

All Bearings are Grid Bearings based on the Texas Plane Coordinate System for the South Central Zone, 1983 North American Datum.

July 29, 2021

SF063-21



William Douglas Dove
Registered Professional Land Surveyor
Texas Registration No. 4143
Firm No. 10078300

