



# Emil Blank Ranchette

2501 Emil Blank Rd, Yoakum, TX 77995

44.45 Acres

\$699,900



## HOUSE & WORKSHOP

1,150 FT. FRONTAGE

UNRESTRICTED

Enjoy the summer evenings in your front yard as you watch your livestock move from pasture to pond. This 44-acre ranchette offers a simple country getaway in northern DeWitt County between Cuero and Gonzales. The homestead is complete with a 1950's ranch house and large metal workshop surrounded by giant pecan trees to keep you shaded. Get away from it all where you can fish, hunt, garden, work your herd, or just relax, with easy access to Hwy 183.

44.45 acres of terraced, improved coastal Bermuda pasture. The gently rolling land is mostly open with large pecan, oak, and other trees surrounding the house and along the back fence line. There is a nice stock pond in the center of the property, and a smaller seasonal pond at the back.

The 1,736 sq. ft., 2 bedroom, 1.5 bathroom house built in 1955 is structurally sound with some exterior and interior work needed to finish to taste. It includes the appliances, central HVAC, a two-car garage, and is surrounded by a large, fenced yard. A water well services the home. Located behind the house is a very nice 1,200 sq. ft. metal workshop with roll-up door, a set of pipe cattle pens, and a smaller old storage shed. The property is low fenced around the perimeter and has approximately 1,150 feet of paved frontage on Emil Blank Rd. A cattle guard entrance and caliche road lead to the homestead. The west side of the property has an oil production pad and a large frack pond which could benefit the new owner by possibility receiving payments from oil companies for use of the water when they are drilling in the area. There are no restrictions on the property.

No mineral rights, surface sale only. Tax exemptions are in place; buyer to verify taxes and agricultural valuation.

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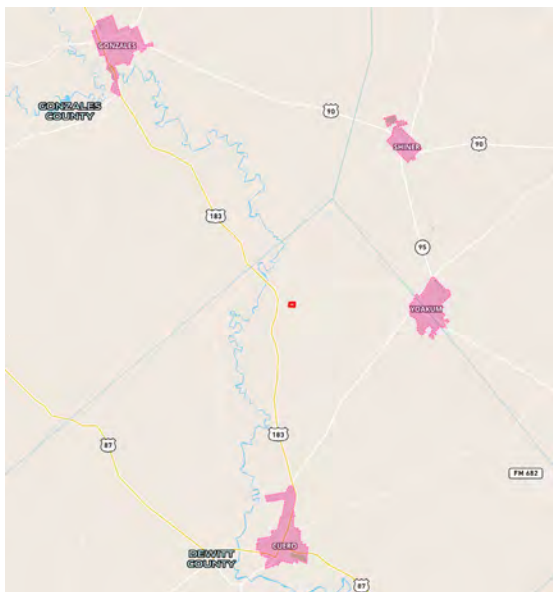
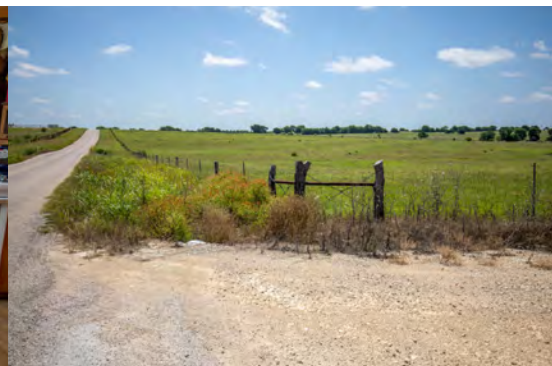
**Kendrick Baros**

**Broker Associate, Land Specialist**

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**(361) 212-2892**





## LOCATION

DeWitt County, Yoakum ISD

0.8 miles to Hwy 183, 11 miles to Yoakum, 15 miles to Cuero, 18 miles to Gonzales, 40 miles to Victoria, 77 miles to Austin-Bergstrom International Airport, 96 miles to San Antonio International Airport, 134 miles to downtown Houston.

## DIRECTIONS

From Austin or San Antonio, head south on Hwy 183 past Gonzales. Just after the small town of Hochheim, turn left onto Emil Blank Rd and the entrance is on the right in 0.8 miles. Look for Grand Land signs.

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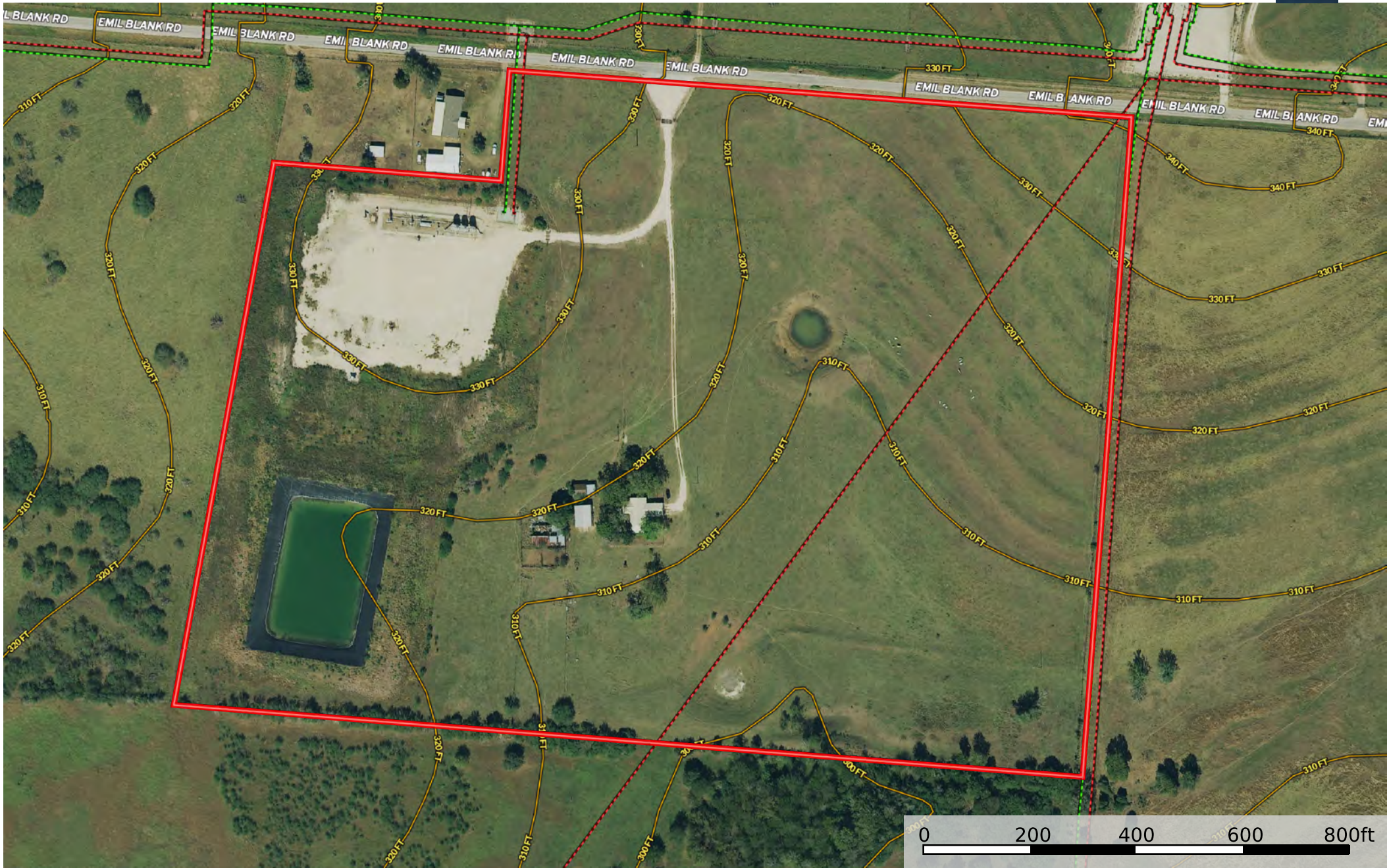


2501 Emil Blank Rd, Yoakum, TX 77995  
DeWitt County, Texas, 44.45 AC +/-



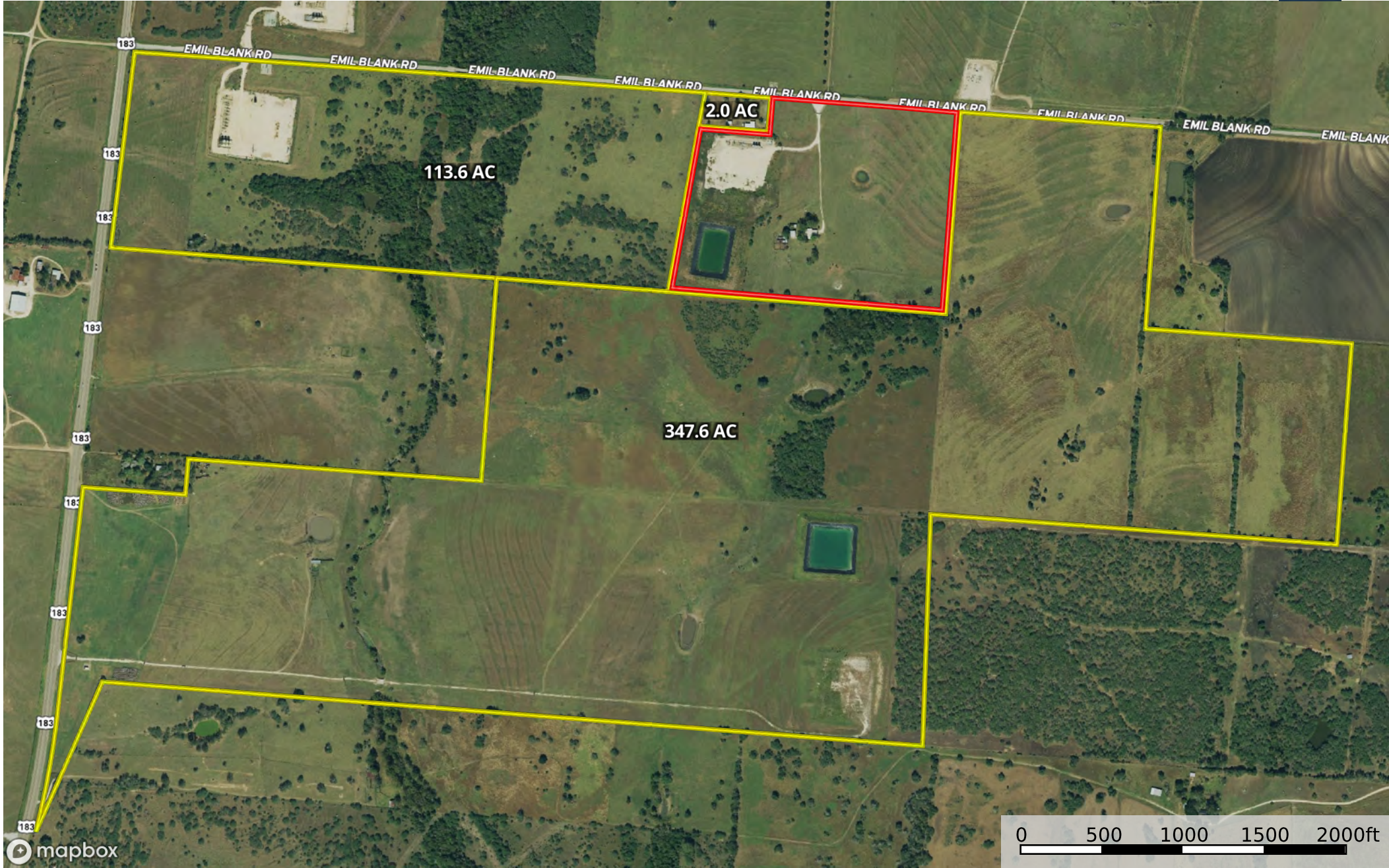
Boundary





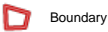
Boundary    Crude Oil    Natural Gas    Other





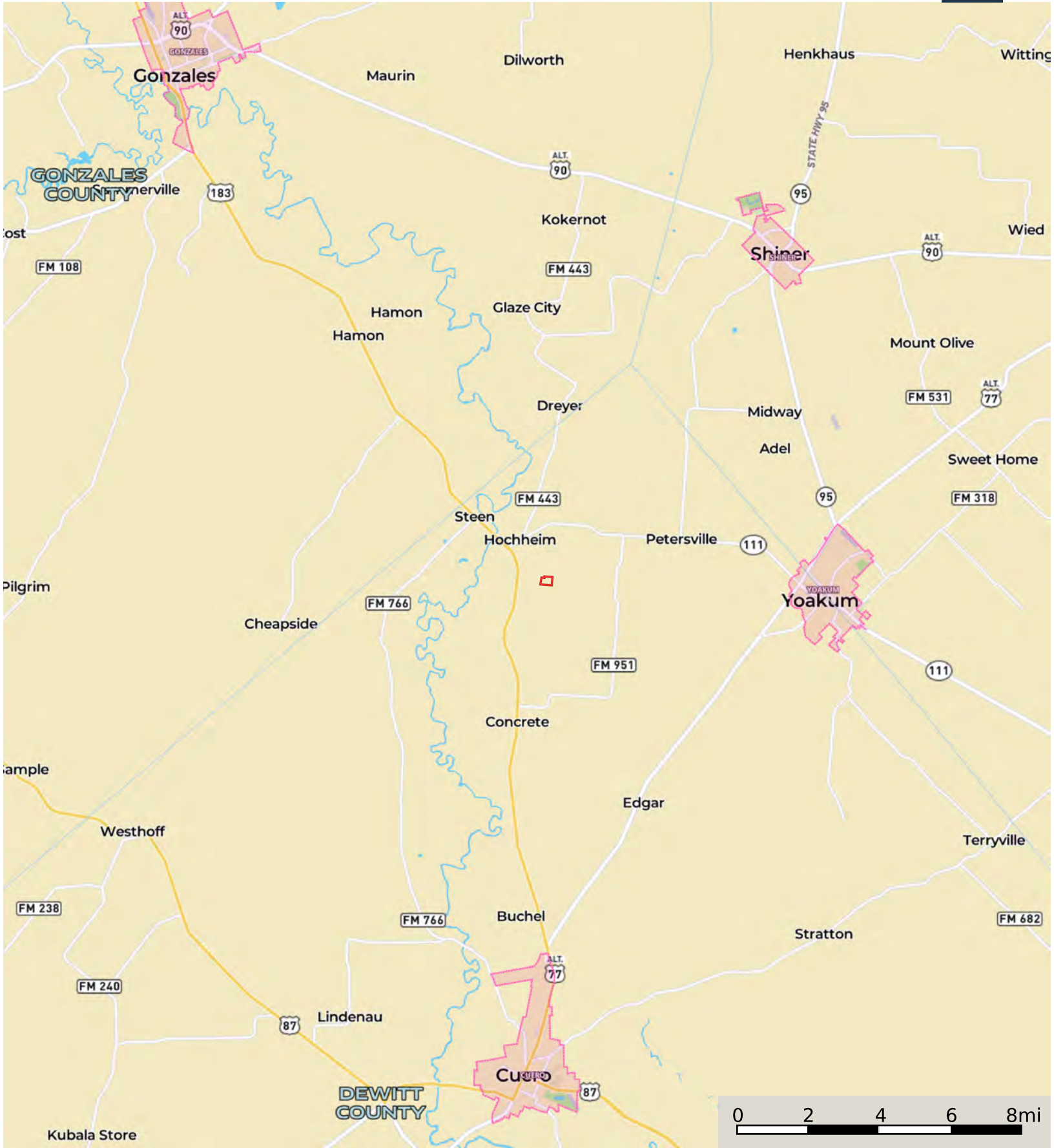
Boundary Neighbor





2501 Emil Blank Rd, Yoakum, TX 77995

DeWitt County, Texas, 44.45 AC +/-



Boundary

info@grandlandco.com

Map boundary is derived from tax parcel data and may not represent the actual property



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.