



MOCK RANCHES
— kw —
HOUSTON

200 CLIFF RD. WOODSBORO, TX 78393
REFUGIO COUNTY

40± ACRES | \$240,000



200 CLIFF RD. WOODSBORO, TX 78393

REFUGIO COUNTY

PROPERTY DESCRIPTION.

Located in the heart of Texas Coastal Bend in Refugio County is this 40-acre gem with approx. 28 acres of land dedicated to an improved Coastal Bermuda hay meadow, a consistent producer yielding three cuttings yearly, while the remaining 12 acres showcase native brush, offering a thriving habitat for local wildlife. Adjacent to a low-fence ranch, it's a fantastic hunting spot for deer, turkey, hogs, and dove. The property is securely fenced on three sides with Cliff Rd access and benefits from an Agricultural Exemption. The property boasts a 325 ft solar irrigation well featuring a Sunrotor 6 pump delivering 5 gallons per min. to a 2500-gallon poly tank, alongside above-ground troughs. In addition, two wet-weather earthen tanks grace the landscape, adding to the property's water resources. Whether you seek a thriving income from hay production, a wildlife-rich hunting retreat, or a combination of both, this property offers a splendid canvas for your aspirations.

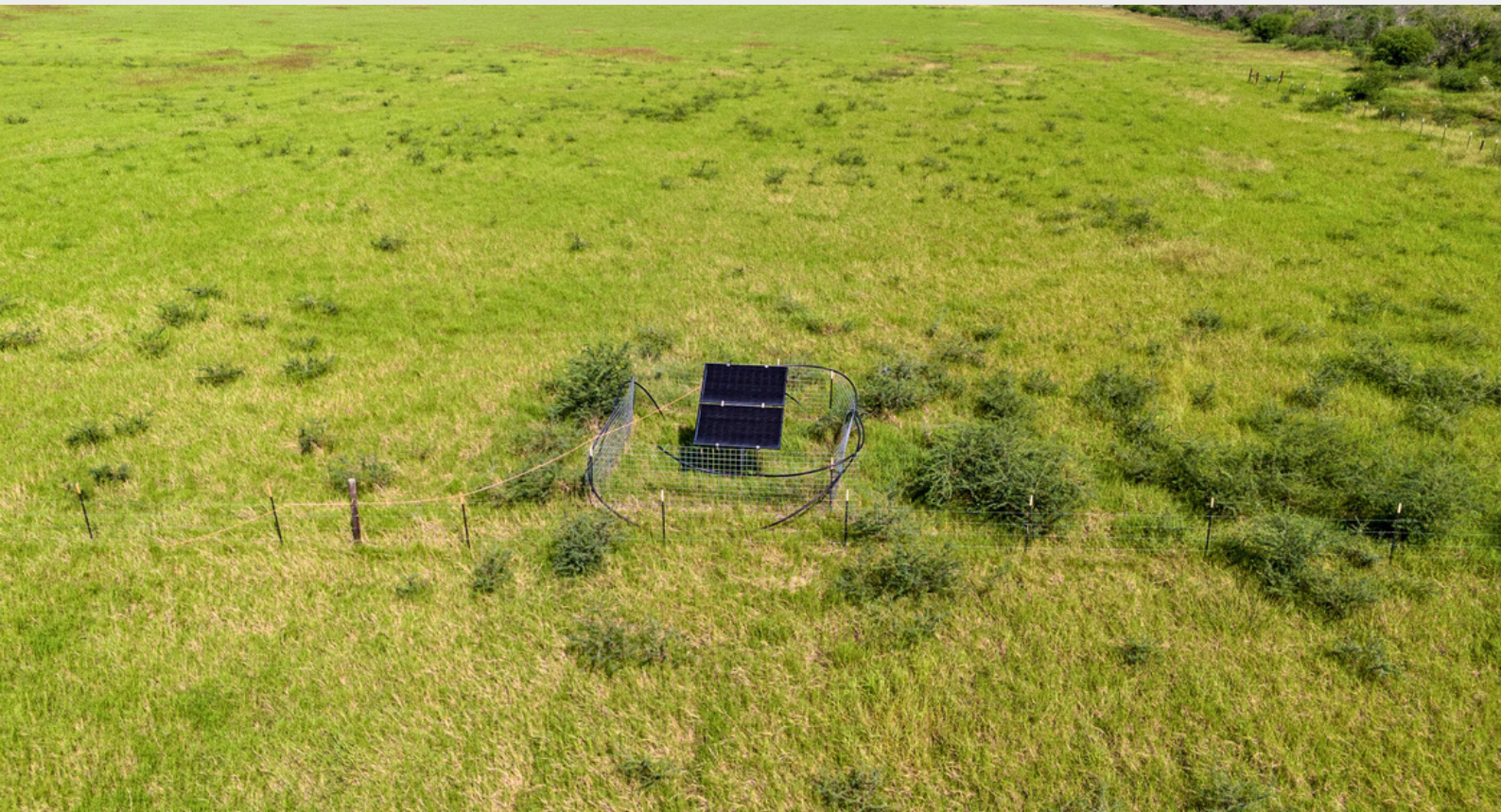


All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

MOCK RANCHES | FOR SALE

200 CLIFF RD. WOODSBORO, TX 78393

REFUGIO COUNTY



PROPERTY TYPE:

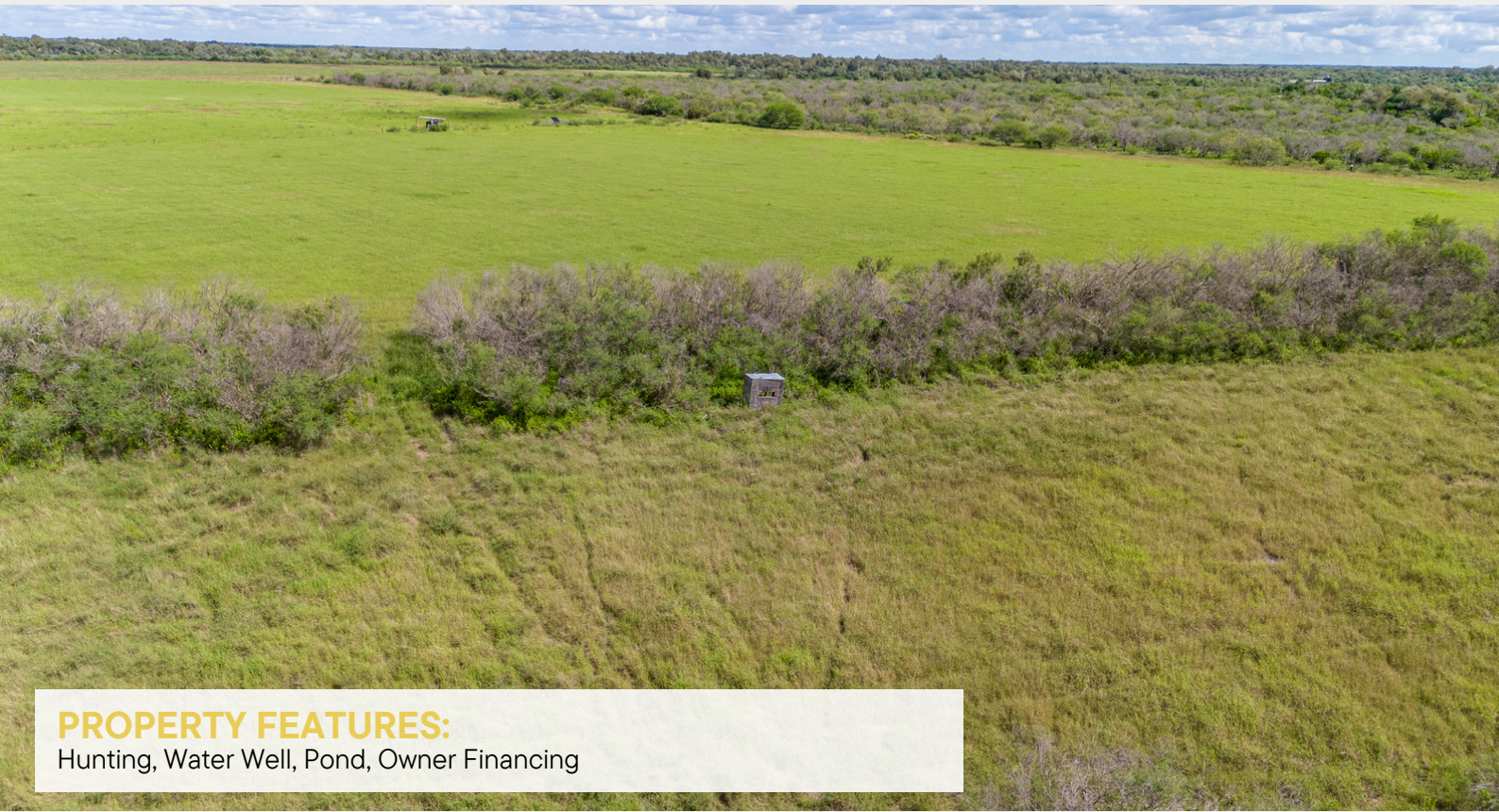
Acreage, Cattle Ranch, Farm, Hunting Land, Ranch, Recreational Land

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PROPERTY FEATURES:

Hunting, Water Well, Pond, Owner Financing

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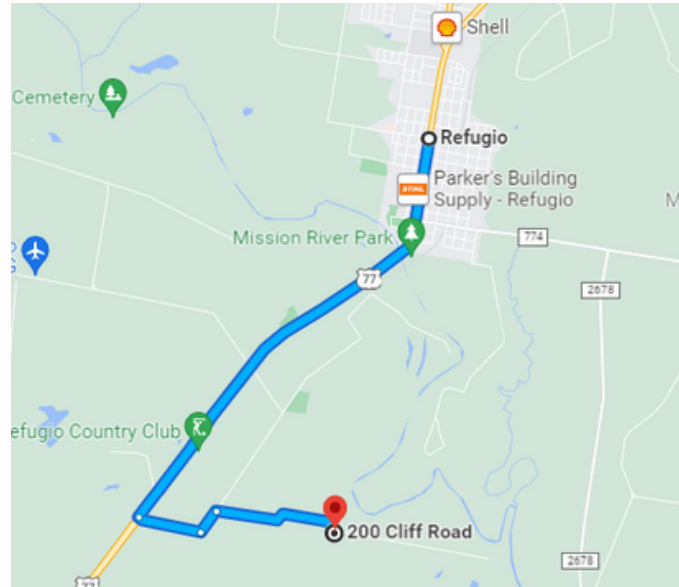
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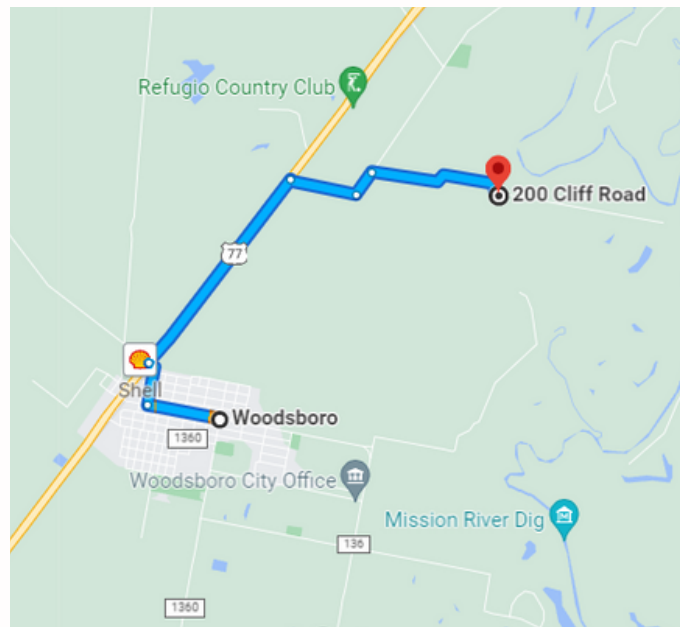
CLICK IMAGE FOR THE INTERACTIVE MAP

DRIVING DIRECTIONS.



From Refugio, TX:

Head south on Hwy 77 for 3.3 miles. Then, make a left onto Toups Rd and continue for half a mile. Next, take a left onto Suntime Rd and travel for a quarter mile. Finally, make a right onto Cliff Rd and drive for 1.3 miles. The property is on the right.



From Woodsboro, TX

Travel north on Hwy 77 for 1.7 miles. Then, make a right onto Toups Rd and continue for half a mile. Next, take a left onto Suntime Rd and drive for a quarter mile. Finally, make a right onto Cliff Rd and proceed for 1.3 miles. The property is on the right.

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CHAD ANDRUS, ALC

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Ranch. financing made simple



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Anthony Vaughan

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