



# South River Road Pasture

2963 S River Rd, Cuero, TX 77954

98.93 Acres

\$862,500



**LARGE OAK TREES**



**THREE PONDS**



**FARMHOUSE**

This beautiful 98.93 acres just outside of Cuero is covered with prairie-like grass and clusters of live oaks throughout. You will be hard-pressed to find a better home on the range on this ag-exempt grassland with three ponds and room for livestock to roam. This gorgeous property would make the perfect home to raise a family close to town and still be able to explore the wide-open spaces.

The mostly flat country pasture is full of native grass making it perfect for cattle or other livestock. This acreage is approximately 85% cleared and open space/pasture with scattered live oaks and grand post oaks. Hay production on the back portion of the property is a possibility, and a small sand and gravel area on the north side provides a resource to fix internal roads as needed. Additionally, the sand and gravel area near the entrance provides the perfect soil for the large clusters of ancient oaks making for a stunning drive into the pasture. Three ponds near the front of the property provide water for livestock and wildlife.

Improvements include a 1920-built 1,120 sq. ft. two-story farmhouse and some old storage barns in need of repair. The low perimeter fence is mostly 6-strand with cedar and metal tee posts in excellent to good condition. Electricity is in place along with a water well. There is a gas pipeline easement bisecting the back portion of the property. 25% mineral rights are available. Agricultural tax valuation; 2020 taxes were \$1,228.

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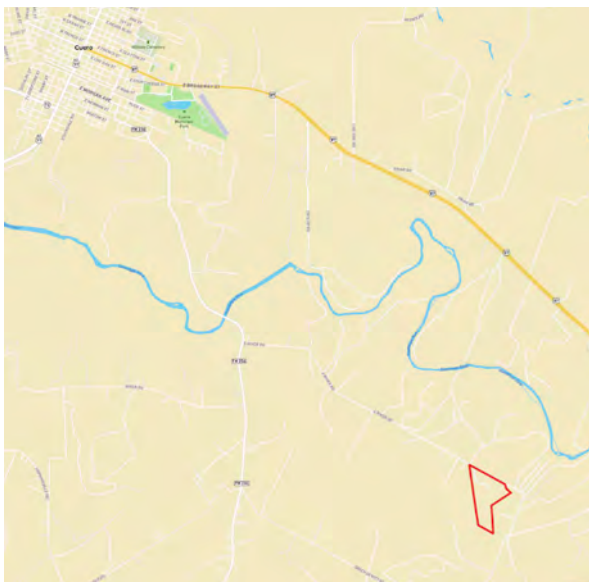


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## LOCATION

DeWitt County. 7 miles to Cuero, 30 miles to Victoria, 95 miles to downtown San Antonio, 105 miles to Austin, 153 miles to Houston.

## DIRECTIONS

From Cuero, head southeast on FM 236 towards Arneckeville. After the Guadalupe River Bridge, take a left onto S. River Rd for 3.2 miles and the property is on the right.

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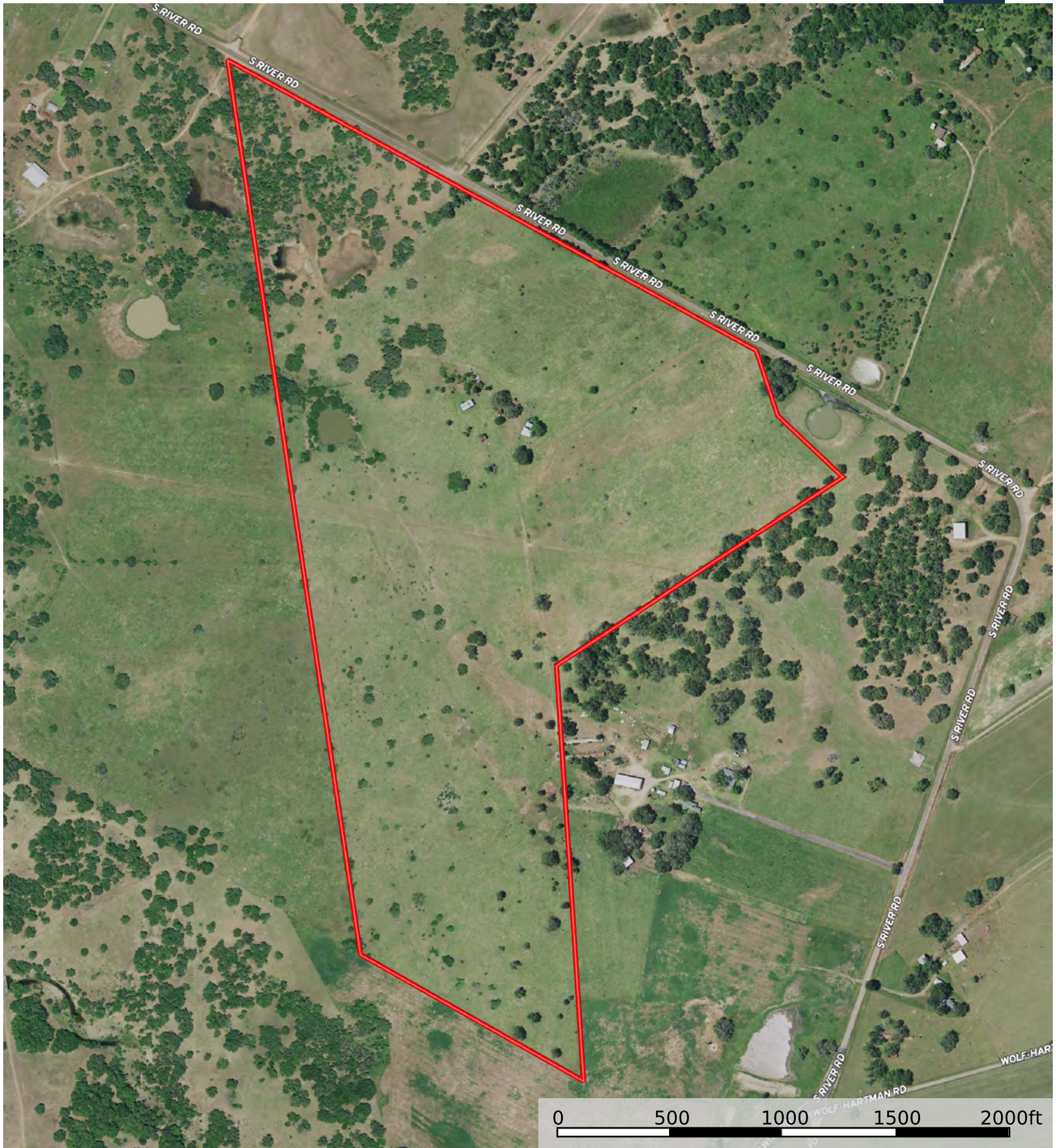


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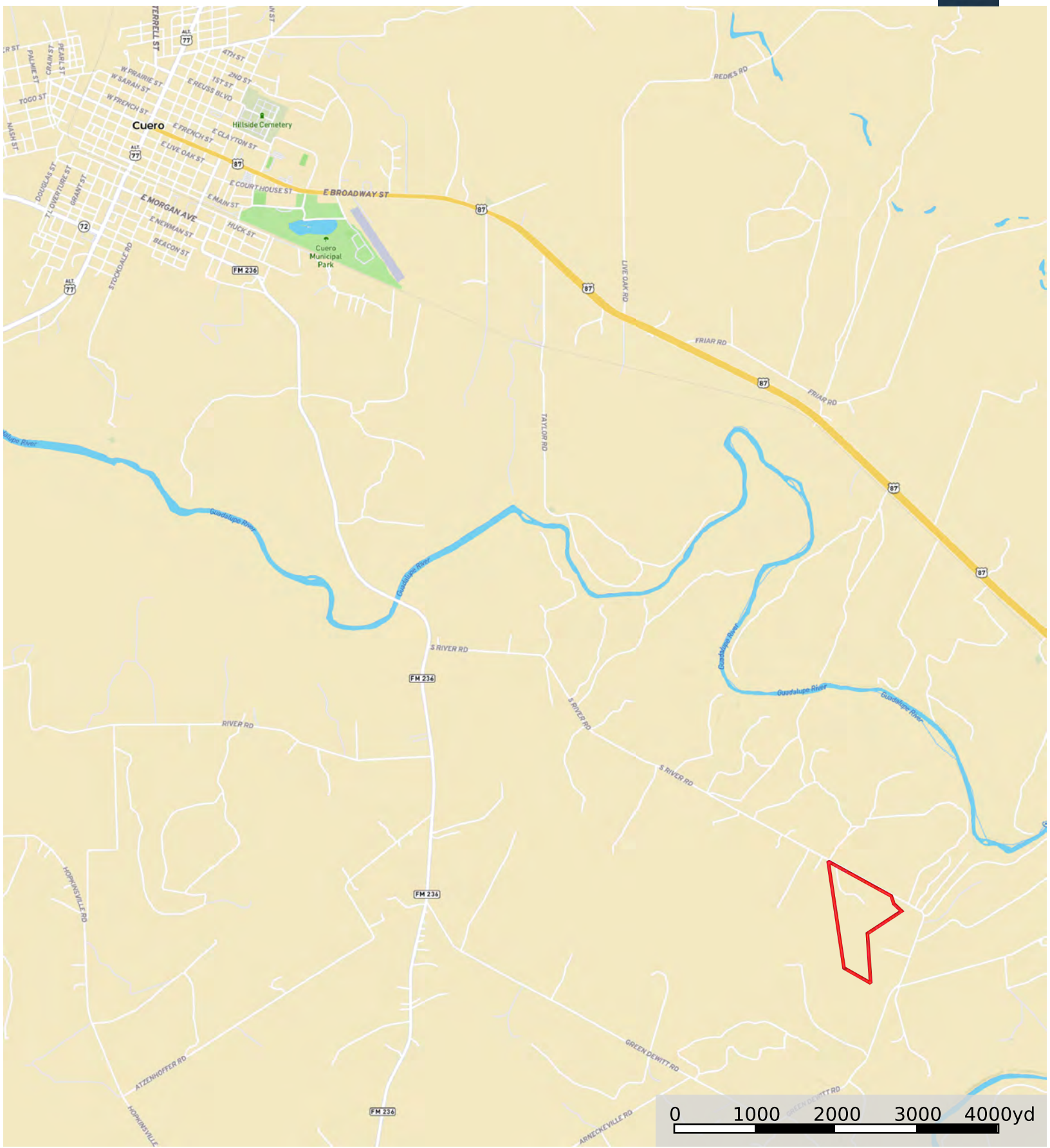
Boundary



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



Neighbor Boundary



Boundary