



Clarks Creek Ranch

2610 County Road 419, Yoakum, TX

190 Acres | \$2,199,950



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John Melnar

Broker

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IMPROVEMENTS

The barndominium is comprised of two separate buildings connected by a short, covered walkway. The main building is approximately 30'x40' and was built in 2010. This building has a full kitchen with a peninsula with seating for 3, a living area, 1 bedroom, 1 bathroom, and a garage/workshop area with a large roll-up door. This work area is fully insulated and air-conditioned. It houses two workbenches, a washer/dryer, a utility sink, a water softener, water heater, and has lots of storage space.

On the exterior of this structure is a 15'x30' front porch that was designed to take advantage of the predominant south wind and is a great spot to enjoy a cocktail while watching the sunset. Located directly behind the main structure is the owner's suite and office/studio. This was built in 2013 and has 1 bedroom, 1 bath with shower tub combo, a sitting area, wet bar with minifridge, and walk-in closet. It has engineered hardwood flooring in the living area and tile in the bathroom. The office/studio also has engineered hardwood flooring and is only accessible from the exterior of the building.

Most of the appliances and furnishing may convey with an acceptable offer or subject to negotiation. There is a Reverse Osmosis filter system on the kitchen sink. Both A/C units were replaced in January 2023 and the water heater was replaced in June 2022.

The property is perimeter fenced with 5-strand barbwire in fair to good condition.

Since the creek is the northern boundary, the lower creek area is fenced out to keep livestock out of the riparian area.

There are three water wells on the property each with their own well house, concrete water trough, and electric meter. There is approximately 4000' of paved frontage on CR 419 with an attractive four-rail wooden fence entrance leading to the home as well a secondary pipe rail gate entrance on the SW corner.

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PROPERTY DESCRIPTION

The property is 80% closed canopy mixed oak woodland and 20% open pasture most of which is along the road frontage, a 5-acre pasture in the NW corner, and along a wide clearing that traverses the property in a relatively north to south fashion. Off this main lane, there are several other cleared lanes creating more edge effect for wildlife and hunting/viewing opportunities.

The entire perimeter and all lanes can be driven in a full-sized vehicle. Clarks Creek makes up the northern boundary and there is approximately 1600' of creek frontage. This creek still has ample water in many areas despite the brutal heat and drought conditions in 2023. Multiple drainages traverse the property and empty into the creek. The longest starts near the home and runs the length of the property. There is a 1-acre pond located on this drainage as well. The topography is gently sloping from 240' to 180' with several potential homesites on the 240' elevation that would offer more privacy from the road if desired.

The hunting opportunities are great on this property as the habitat on this property is a haven for wildlife. The mature Live Oaks and Post Oaks provide ample cover and forage in the form of acorns. They also serve as great roost sites for turkeys. The creek itself is a natural wildlife travel corridor. The property has been lightly hunted by family friends since 2010.

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TREES

Live Oak, Post Oak, Blackjack Oak, Pecan, American Elm, Cedar Elm, Cottonwood, Sycamore, Eastern Red Cedar, Hackberry, Mulberry, Sweet Gum, Pecan, Black Willow, and Mesquite

SHRUBS & GRASSES

Yaupon, American Beautyberry, Green Briar, Frostweed, Dewberry, Woolly Croton, Western Ragweed, Broomweed, Virginia Wildrye, Paspalum, Texas Wintergrass, and Little Bluestem.

WILDLIFE

Whitetail Deer, Turkeys, Feral Hogs, and other small game

WATER

3 wells on property- each with their own well house, concrete water trough, and electric meter.

UTILITIES

Electricity and Septic on property

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SCAN HERE TO VIEW MORE
OF CLARKS CREEK RANCH

LOCATION

Lavaca County

10 miles to Yoakum, 19 miles to Hallettsville and Shiner, 35 miles to Victoria, 105 miles to Austin, 111 miles to San Antonio, 130 miles to Houston, 90 miles to Austin Bergstrom International Airport, and 115 miles to the San Antonio International Airport.

DIRECTIONS

From Victoria or Hallettsville, take Hwy 77 to CR 425, go 1.1 miles, turn right on CR 424, go 0.3 miles, turn left on CR 423, go 0.7 miles, turn left on CR 419, go 2.0 miles, gate will be on right.

From Yoakum, head east on Hwy 111, go 3.7 miles, turn left on CR 406, go 3.0 miles, turn right on FM 2543, go 0.7 miles, continue on CR 419 follow to gate on left.

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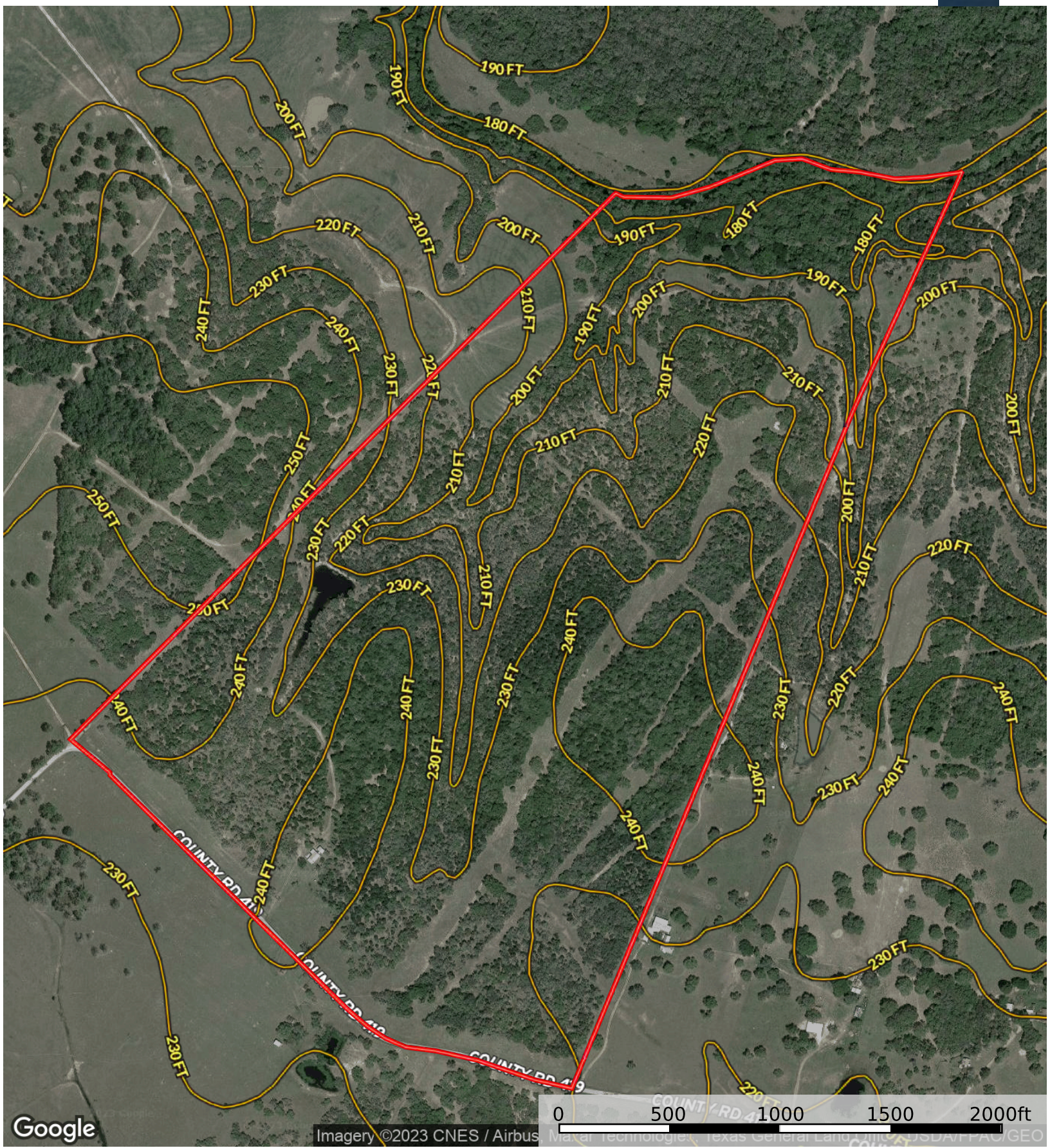


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Boundary



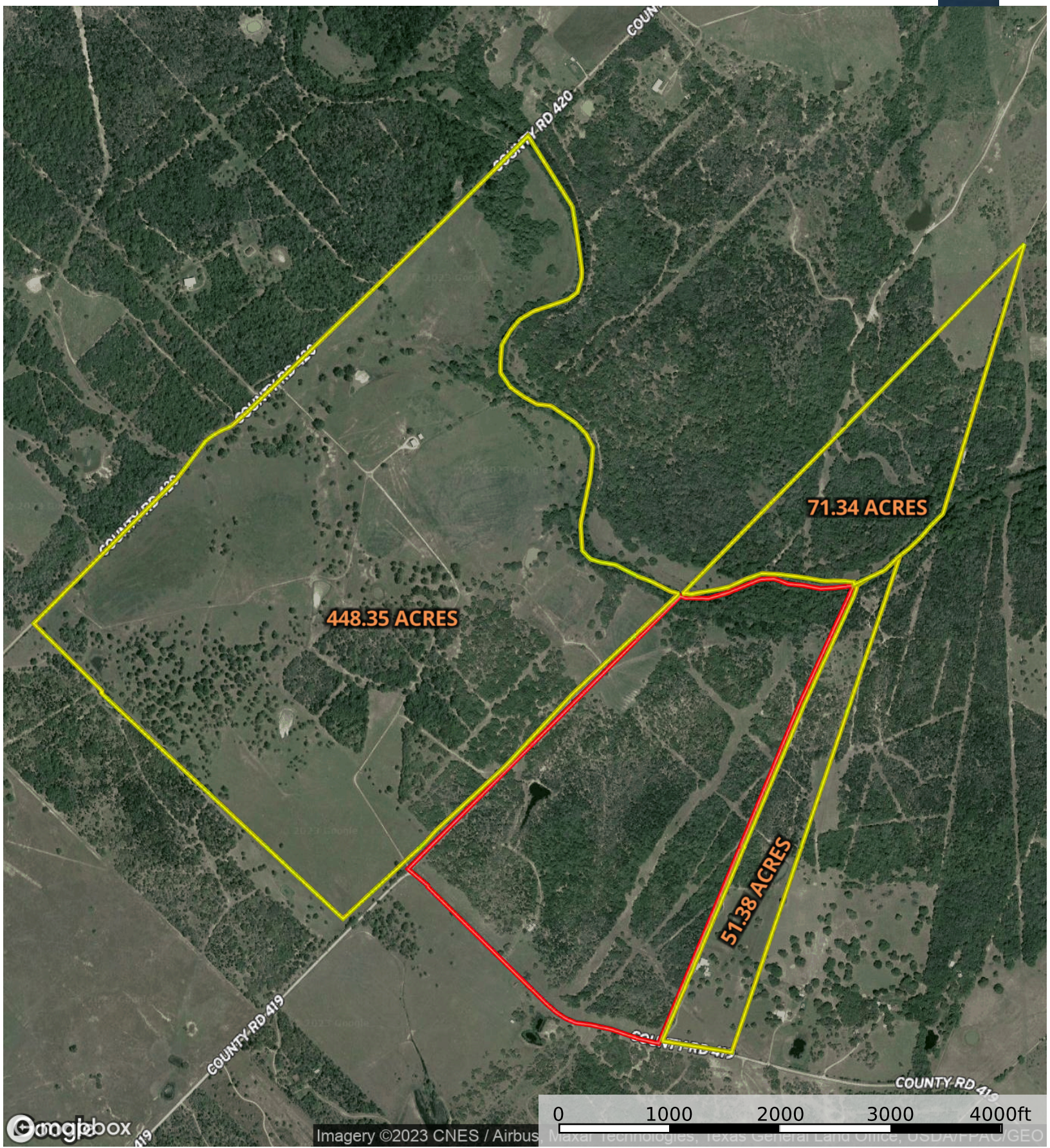
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Boundary



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



Boundary 1 Boundary

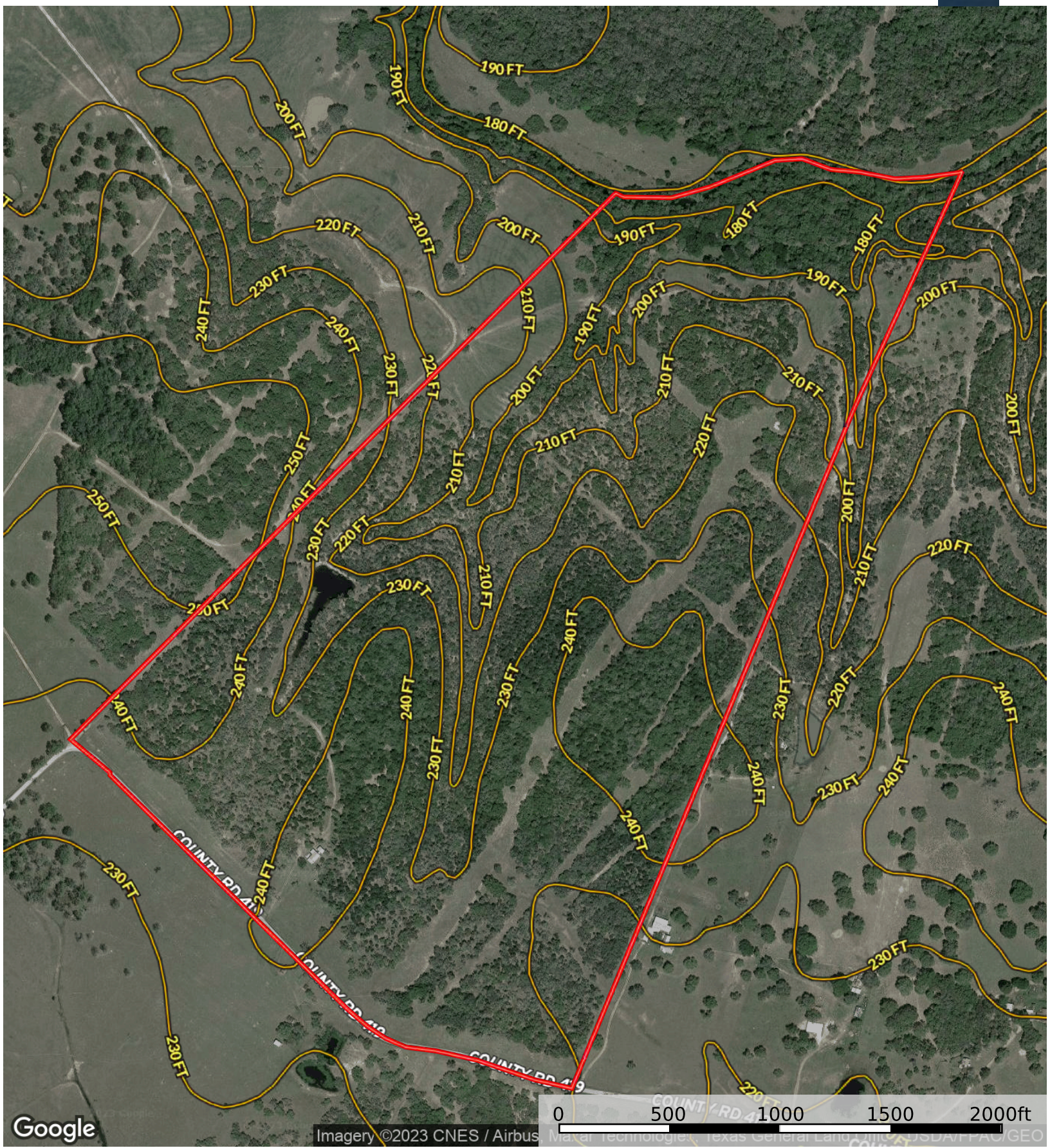


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Boundary



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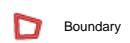
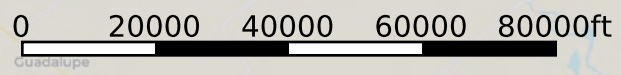
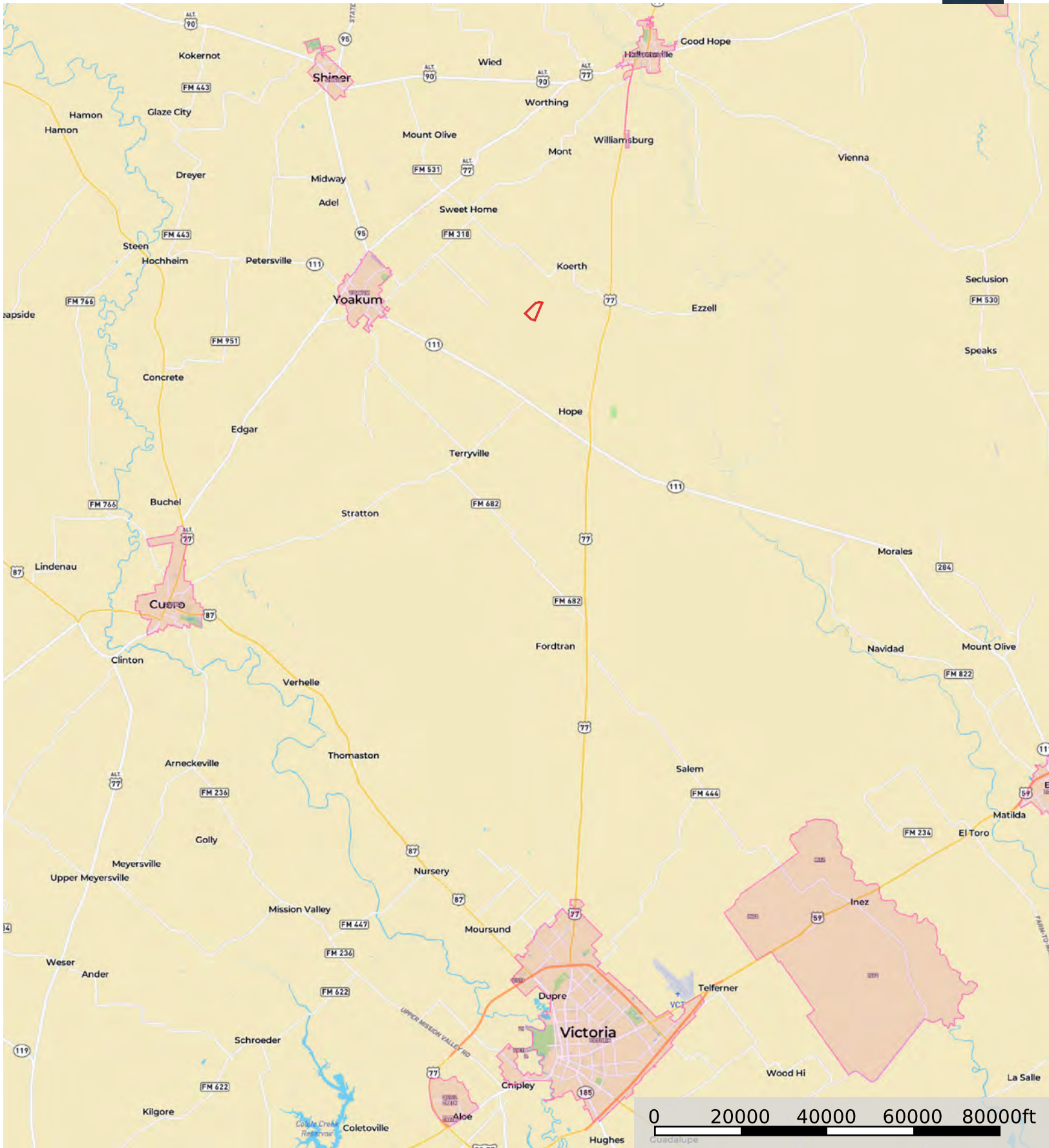


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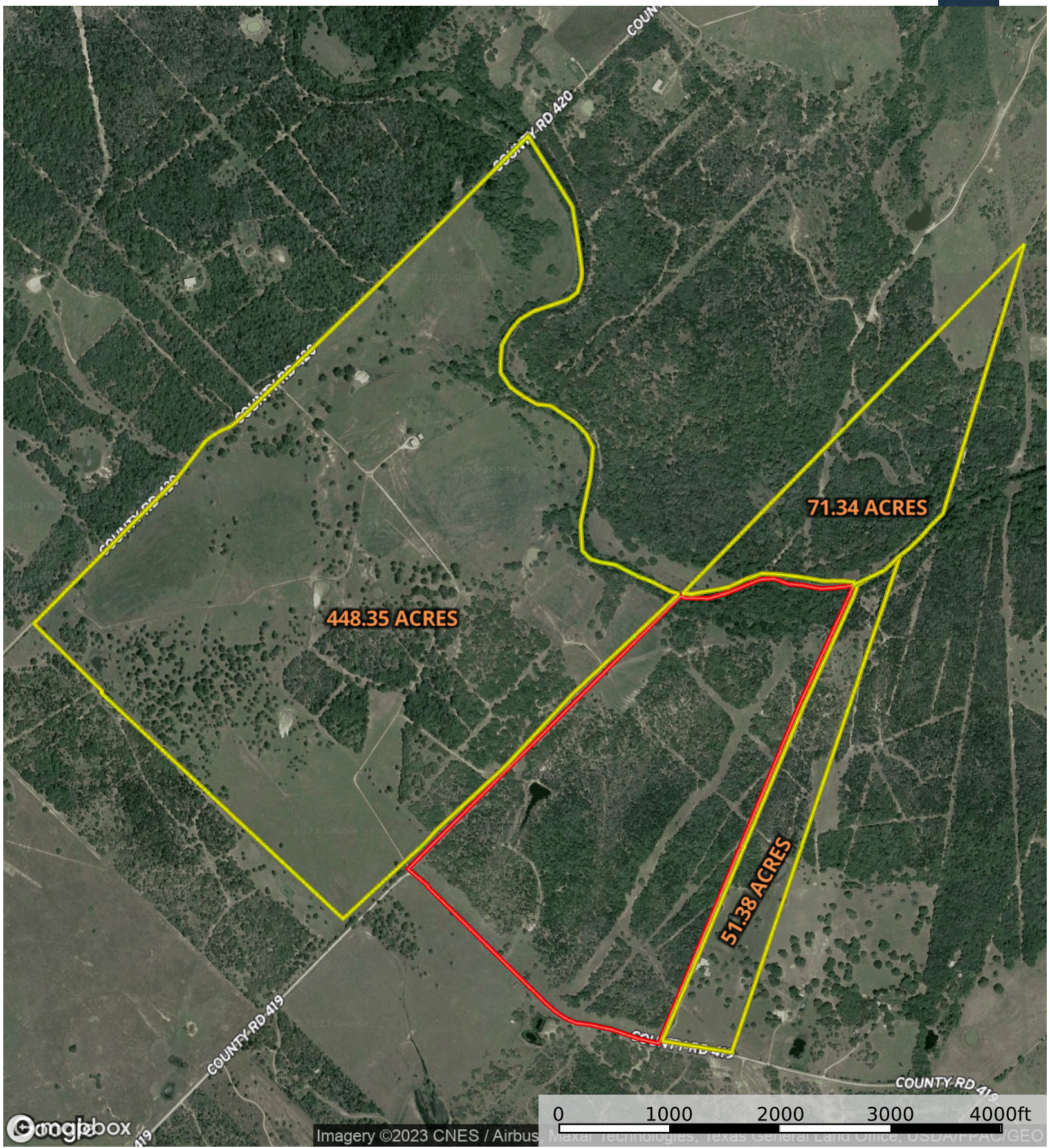
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 Lavaca County, Texas, 190 AC +/-



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Boundary 1 Boundary