



Highway 77 Ranch

3012 US Hwy 77 S, Hallettsville, TX

238 Acres | \$2,499,950



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John Melnar

Broker

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PROPERTY DESCRIPTION

The Highway 77 Ranch is a premier recreational, agricultural, and investment property located just five minutes from town, offering both convenience and privacy.

With desirable frontage on Hwy 77 and multiple county roads, the ranch provides excellent access while still feeling secluded thanks to its rich tree cover. The 238 acres is a blend of towering mature oaks, open improved pasture, and diverse native habitat. If you are a fan of large Live Oaks, Post Oaks, Water Oaks, and Blackjack Oaks, this ranch will stand out. Approximately 60% of the property is tall, closed canopy woodland, while the remaining 40% is improved pasture with productive sandy loam soils supporting dense native and improved grasses. Elevations range from 220' to 290' with a wet weather tributary of Rocky Creek running north to south through the property. Three ponds, sized between one quarter and one half acre, provide additional water and wildlife habitat.

With road frontage on three sides and close proximity to Houston, Austin, and San Antonio, the property offers exceptional long-term development potential.

The property has been in the same family for more than 100 years.

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TREES

Live Oak
Post Oak
Water Oak
Blackjack Oak
Eastern Red Cedar
American Elm
Sweet Gum
Hackberry
Mesquite
Huisache

GRASSES

Coastal Bermuda
Little Bluestem
Paspalum
KR Bluestem

SHRUB & FORB

American
Beautyberry, Yaupon,
Greenbriar, Mustang
Grape, Wild Indigo,
Dewberry, Texas
Vervain, Frostweed,
Buckley's Yucca,
Woolly Croton,
Prairie Tea, Cowpen
Daisy, Queen's
Delight, Rattlebush,
Black-eyed Susan,
Indian Blanket,
Meadow Pink,
Illinois Bundleflower,
Partridge Pea,
Horsemint,
McCartney's Rose,
and Broomweed

WILDLIFE

Whitetail Deer
Rio Grande Turkey
Feral Hogs

UTILITIES

Electric on-site
3 water wells- 2 are
cased & needing
new pumps

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SCAN HERE TO VIEW MORE OF
HIGHWAY 77 RANCH

Highway 77 Ranch | Hallettsville, TX

LOCATION

Lavaca County

3 miles to Hallettsville, 40 miles to Victoria, 100 miles to Houston, Austin, and San Antonio

DIRECTIONS

From Hallettsville, take Hwy 77 south for 3.3 miles property will be on right.

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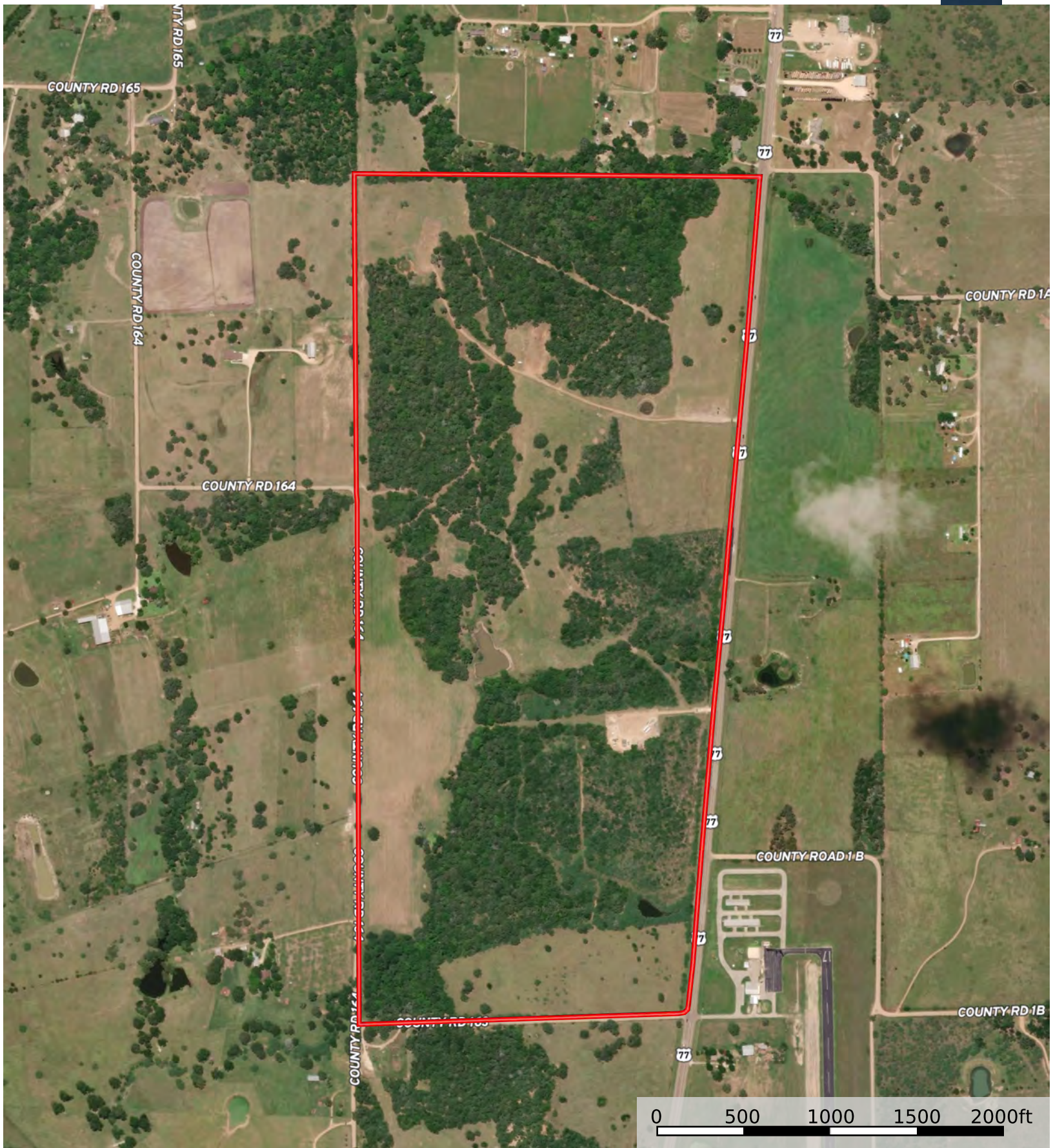
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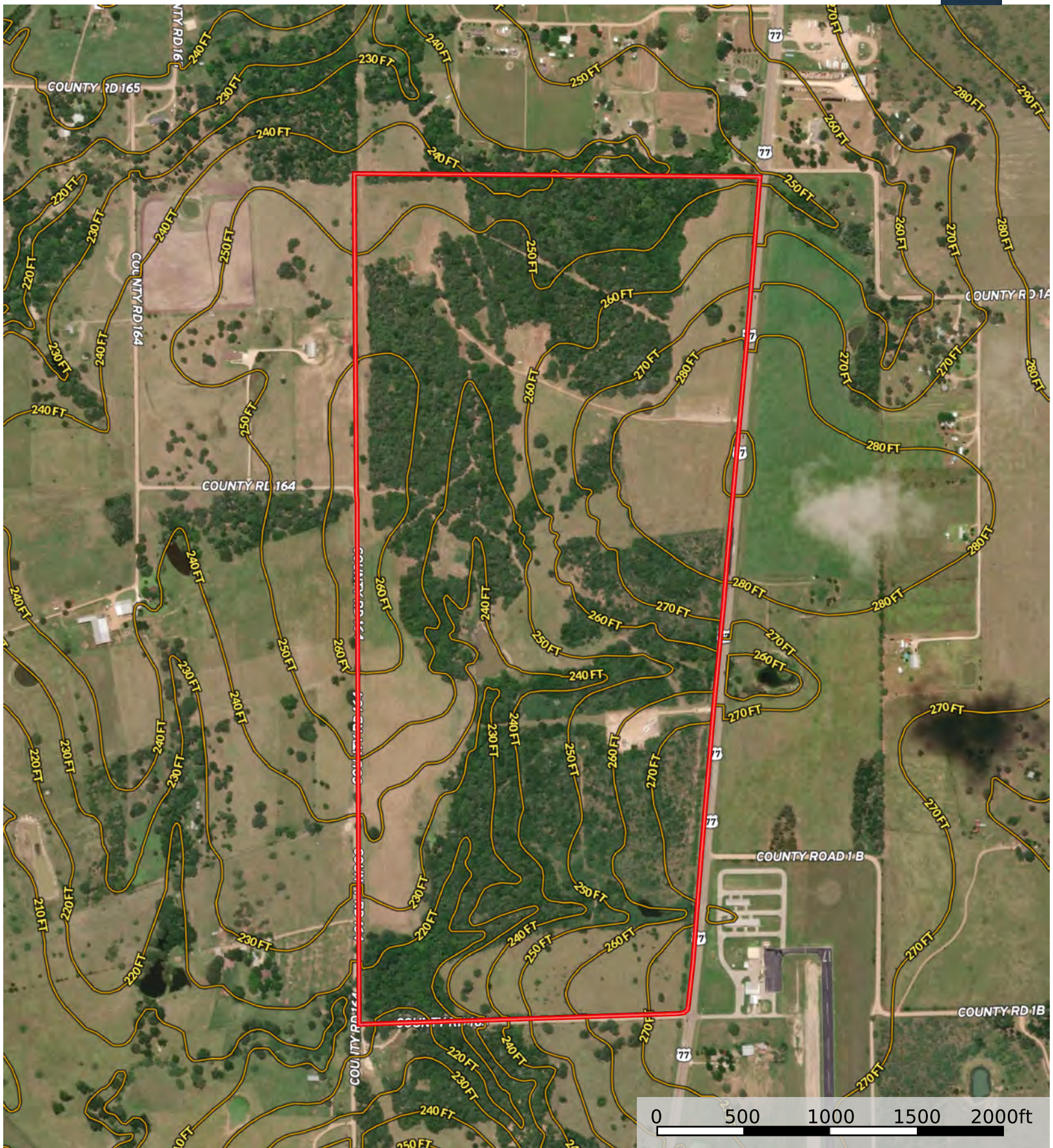
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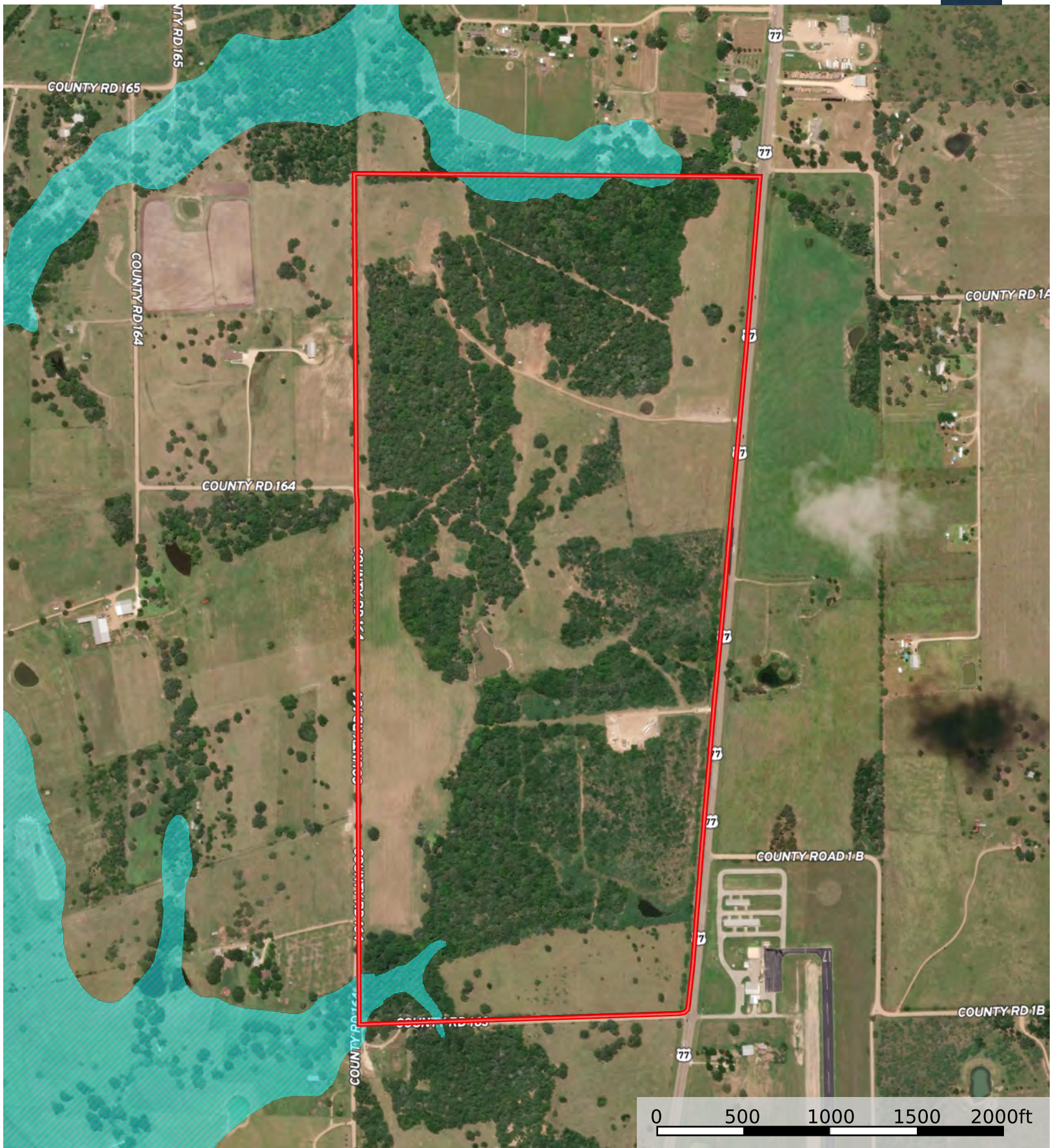


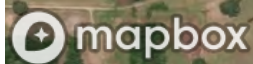
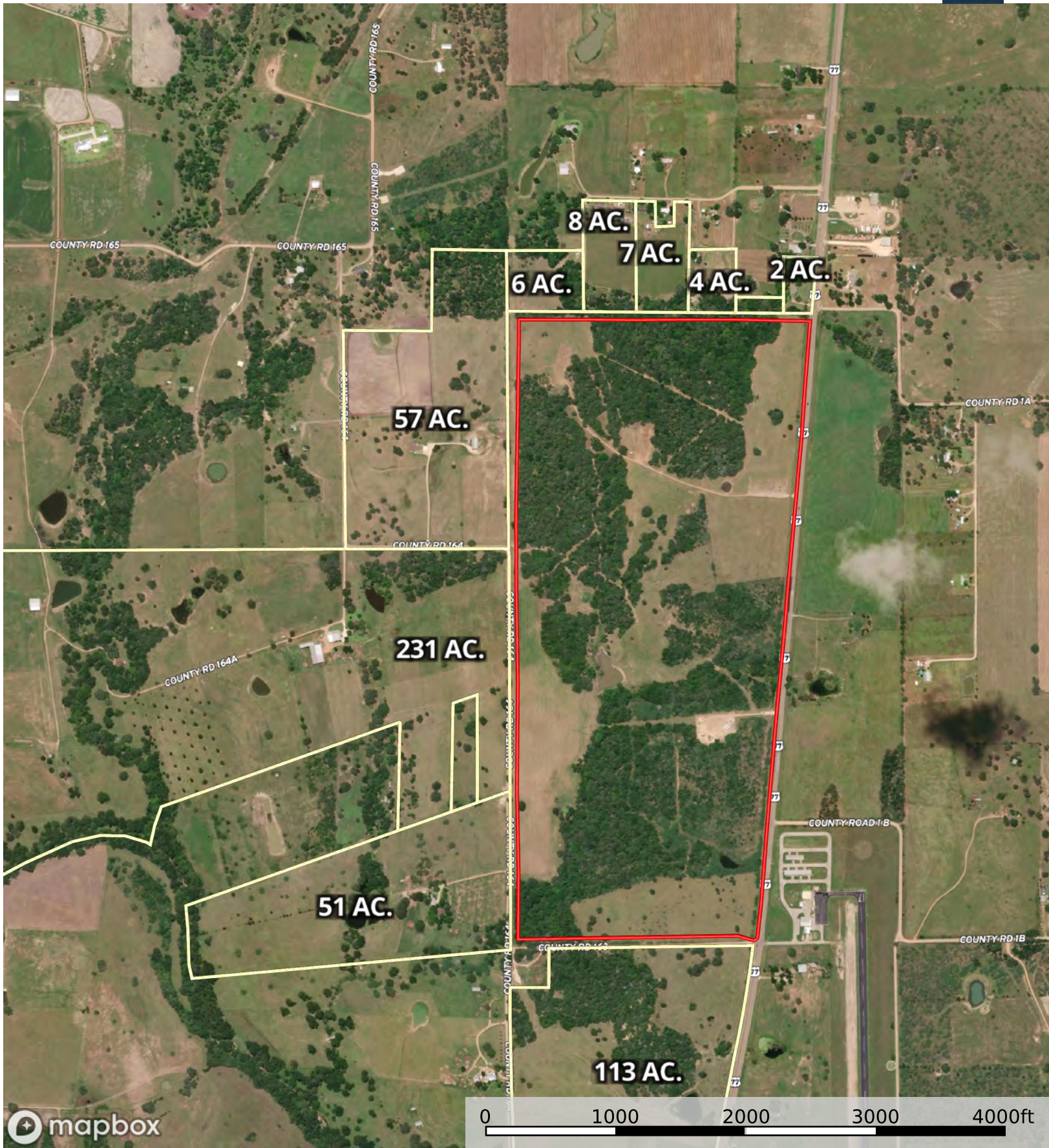


Boundary



Boundary





Boundary 1 Boundary

