

Butler Ranch
00 Charco Rd.
Yorktown, TX 78164

\$2,349,421
379± Acres
DeWitt County

PRICE REDUCED

\$2,349,421 / \$6,199 PER ACRE

379 ACRE CATTLE AND HUNTING RANCH



FIRST
TIME
OFFERED
FOR SALE



MORE INFO ONLINE:

MoreofTexas.com

Butler Ranch
Yorktown, TX / DeWitt County

SUMMARY

Address

00 Charco Rd.

City, State Zip

Yorktown, TX 78164

County

DeWitt County

Type

Ranches, Hunting Land, Undeveloped Land, Business Opportunity

Latitude / Longitude

28.940378 / -97.530525

Acreage

379

Price

\$2,349,421

Property Website

<https://www.mossoakproperties.com/property/butler-ranch-dewitt-texas/56958/>



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Butler Ranch
Yorktown, TX / DeWitt County

PROPERTY DESCRIPTION

Call Stacy Mueller, Listing Agent, to schedule a showing. [512-757-3566](tel:512-757-3566) .

PRICE REDUCTION! The sellers of this property have just lowered the price again. There are few properties of this size available in Dewitt County at such an attractive price. Contact me today to arrange a showing!

Don't miss this rare chance to own 379 contiguous ag-exempt acres just outside Yorktown, TX. The Butler Ranch has been in the same family since the 1800s and is teeming with wildlife, offering year-round hunting opportunities. You'll find a variety of game, including white-tailed deer, wild turkey, feral hogs, squirrels, rabbits, dove, quail, and an occasional flock of ducks. A seasonal creek runs through the property, typically holding water throughout the year, providing an opportunity for fishing.

The terrain features a mix of open grazing land and diverse tree species, including pecan, live oak, post oak, mesquite, hackberry, yaupon, and scattered cedars, all scattered over a blanket of native grasses. The property has two water wells: one equipped with a pump jack system and holding tank, and the other is a cased well awaiting pump installation.

While there are no existing structures, the property boasts numerous beautiful building sites perfect for a permanent home or weekend barn-dominium. Access is via a deeded private road off Charco Rd, and the property is secured with a well-maintained barbed wire perimeter fence currently housing cattle.

Conveniently located near major Texas cities, Austin, San Antonio, and Corpus Christi are all under two hours away, while Houston is just a two-hour and forty-minute drive. The closest mid-size city, Victoria, is only a half-hour commute.

Yorktown is a charming rural community with a rich tradition, celebrating its heritage annually with the "Western Days Music Festival."



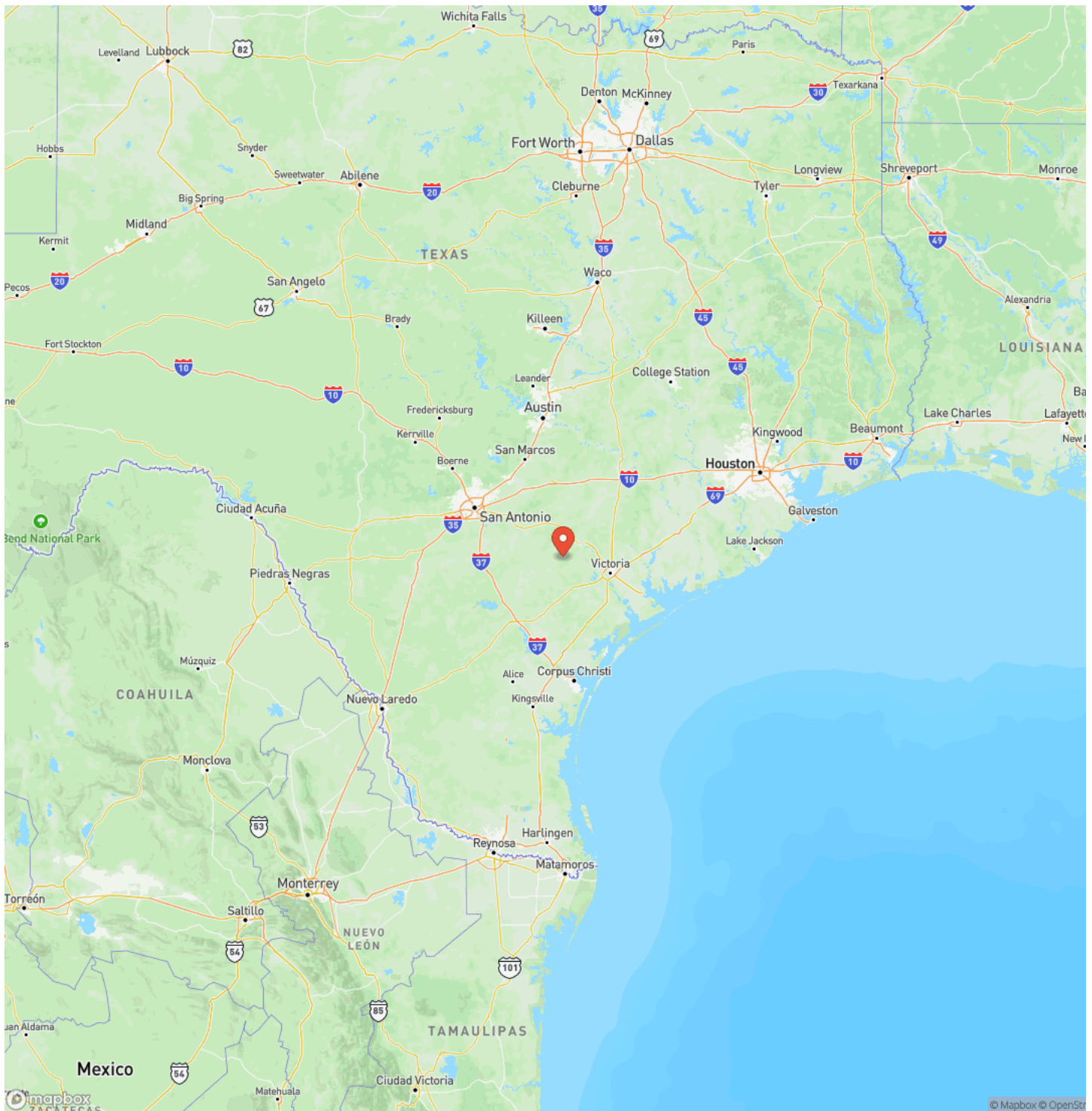
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Yorktown, TX / DeWitt County

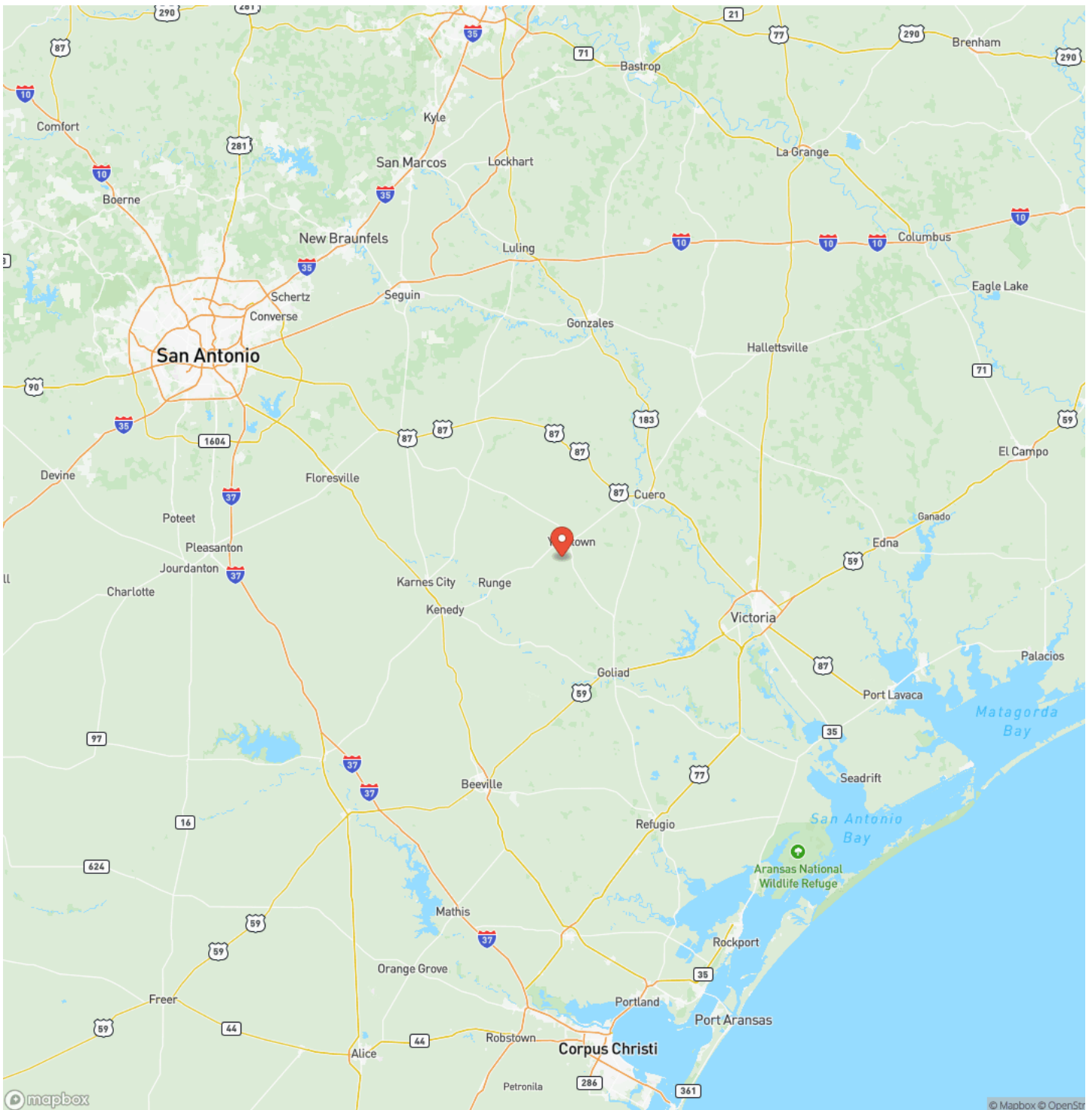


Locator Map



Butler Ranch
Yorktown, TX / DeWitt County

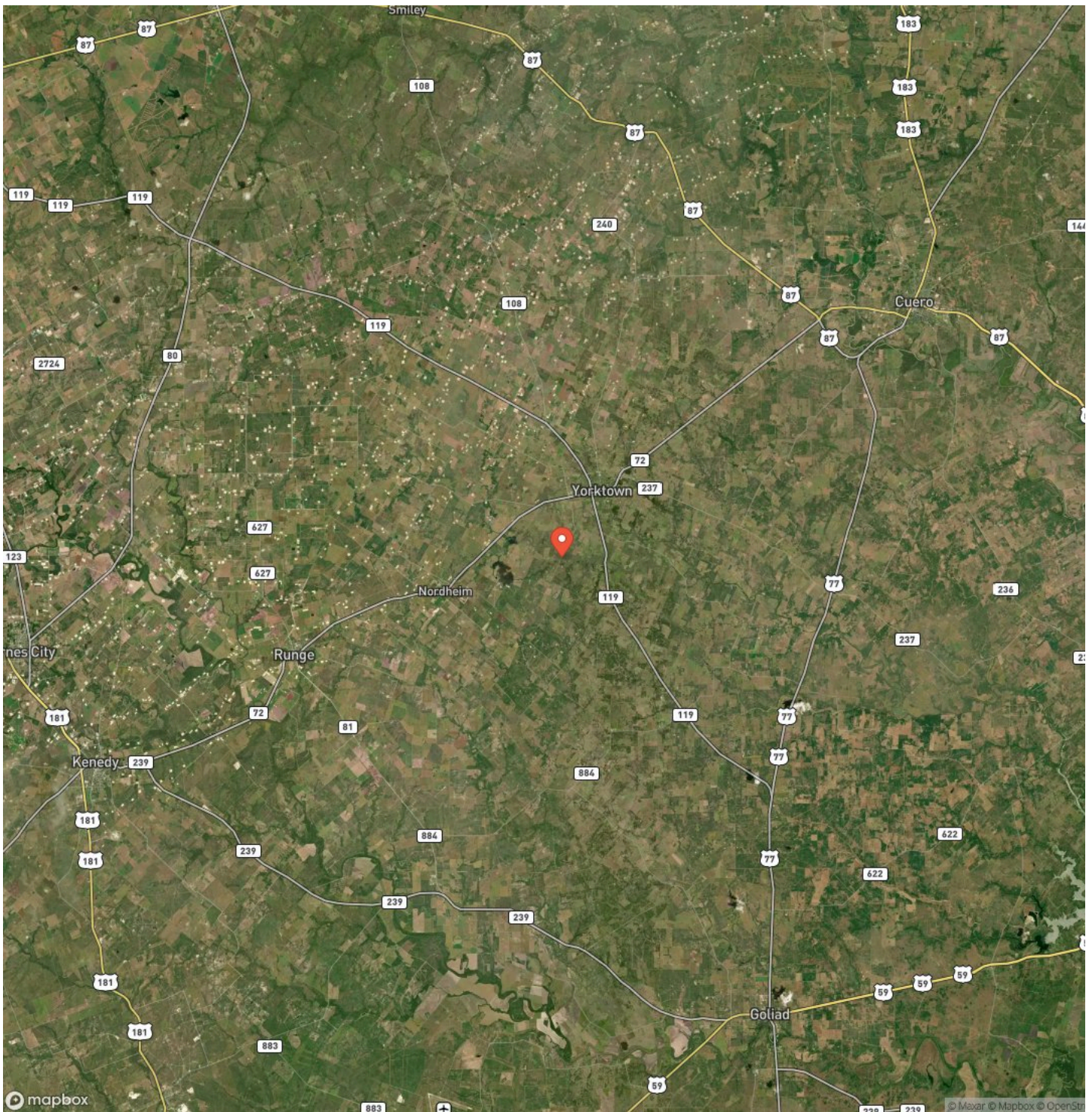
Locator Map



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Satellite Map



Butler Ranch
Yorktown, TX / DeWitt County

LISTING REPRESENTATIVE

For more information contact:



Representative

Stacy Mueller

Mobile

(512) 757-3566

Office

(830) 393-0571

Email

stacym@mossyoakproperties.com

Address

City / State / Zip

Yoakum, TX 77995

NOTES

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MORE INFO ONLINE:

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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