

**Fordyce Farm: 1077 Fordyce Rd. Victoria, TX 77905**  
1077 Fordyce Rd.  
Victoria, TX 77901

**\$657,648**  
90.710± Acres  
Victoria County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



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**Victoria, TX / Victoria County**

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**SUMMARY**

**Address**

1077 Fordyce Rd.

**City, State Zip**

Victoria, TX 77901

**County**

Victoria County

**Type**

Hunting Land, Ranches, Farms, Recreational Land, Residential Property, Riverfront, Single Family

**Latitude / Longitude**

28.773921 / -97.018575

**Taxes (Annually)**

9299

**Dwelling Square Feet**

1893

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

90.710

**Price**

\$657,648

**Property Website**

<https://moreoftexas.com/detail/fordyce-farm-1077-fordyce-rd-victoria-tx-77905-victoria-texas/48660/>



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**PROPERTY DESCRIPTION**

Welcome to 1077 Fordyce Rd, a stunning property that offers the perfect combination of natural beauty, convenience, and income potential. Situated on 90.71 acres, this remarkable piece of land boasts over 1000 feet of picturesque Guadalupe River frontage, allowing you to enjoy the tranquil beauty of the water just yards from your doorstep. Located less than 10 minutes away from historic downtown Victoria, TX, you'll have easy access to all the amenities and attractions the area has to offer. The property features an abundance of majestic pecan, cottonwood, and live oak trees, creating a serene and shaded environment. The 3 bed, 2 bath, 1893 sq foot brick home provides a comfortable and spacious living space, while the huge equipment barn and workshop offer ample storage and workspace. With 30 acres of row crop currently being farmed, and around 50 acres of excellent grazing land, there is a potential for income generation. Additionally, the property includes all minerals currently owned by Sellers, estimated to be approximately one-half undivided interest. Although the previous owner's elaborate irrigation system is not currently in use, the infrastructure is in place if you wish to explore this option in the future. With paved road frontage on Fordyce Rd, this property is a rare opportunity to own a slice of paradise with endless possibilities. Don't miss out on this unique offering!



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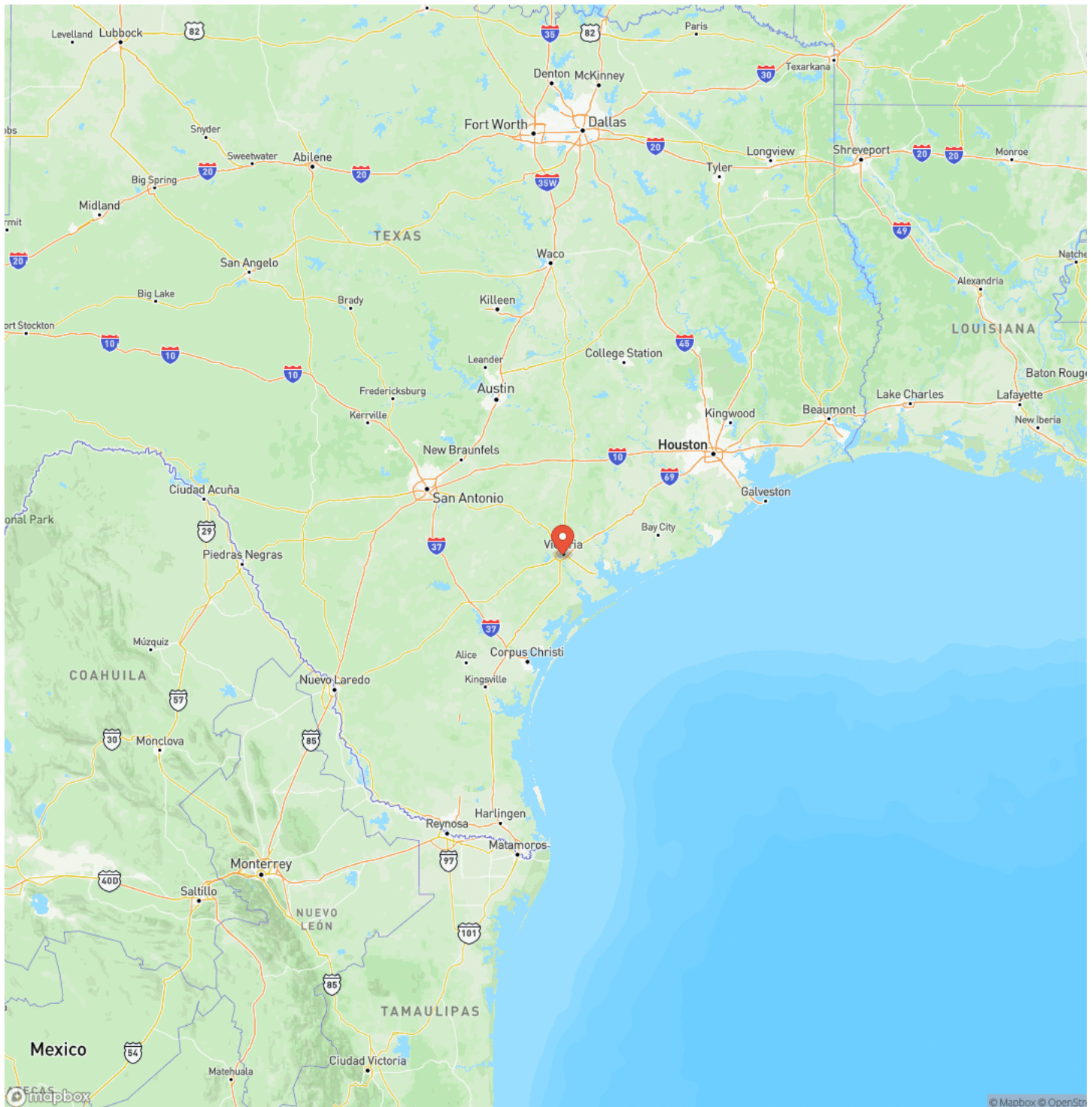


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## Locator Map



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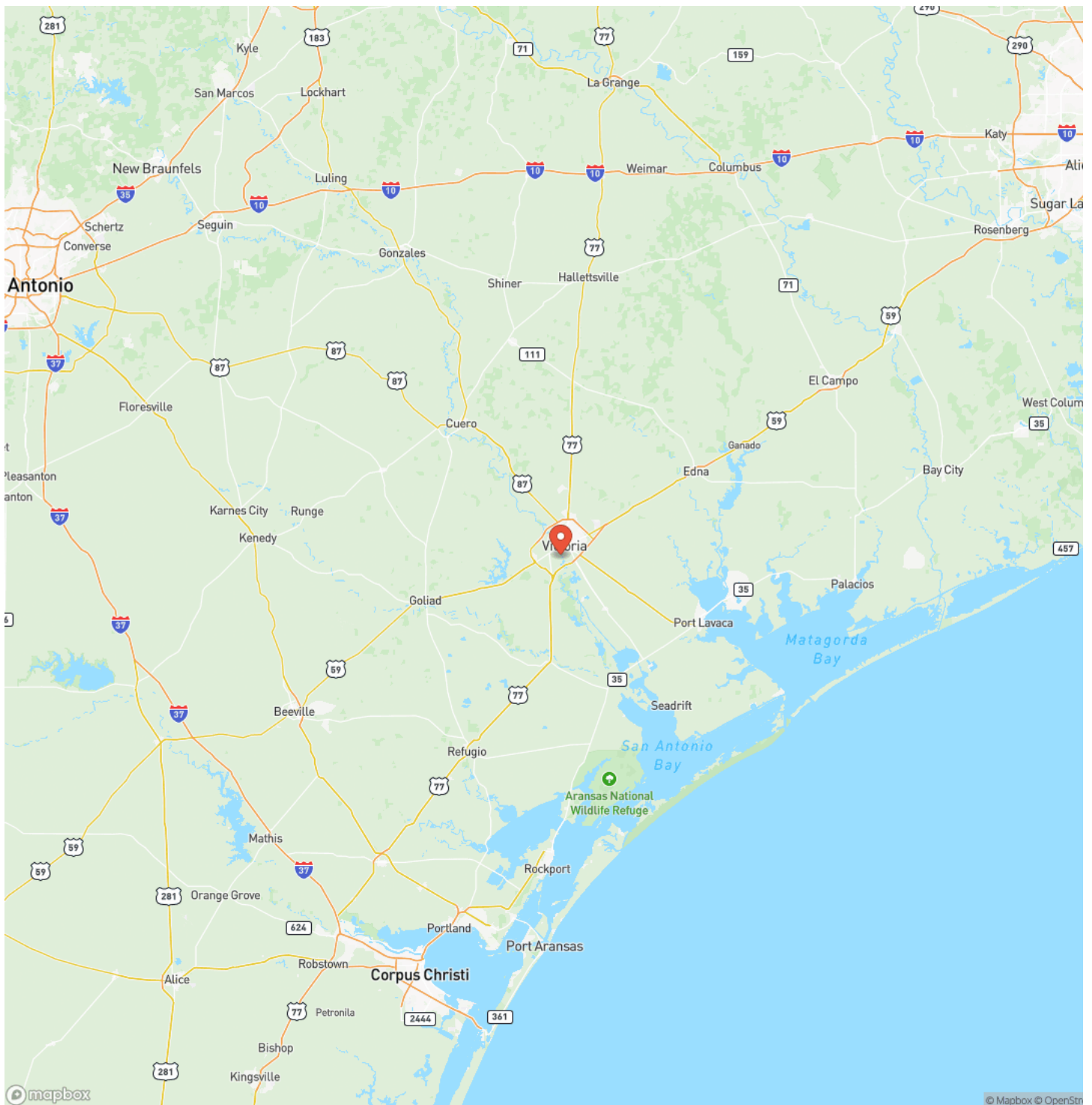
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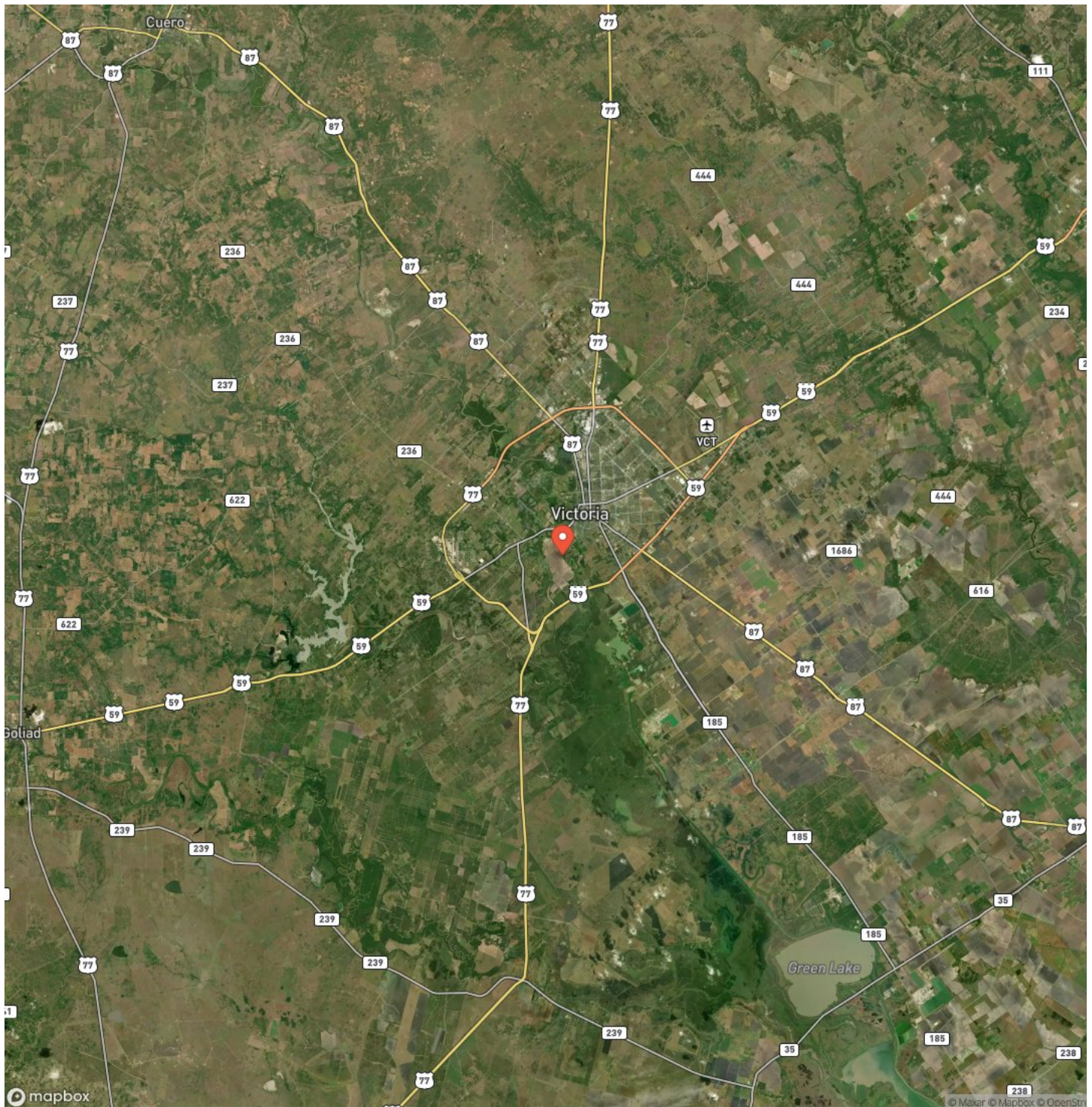
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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Matt Thigpen

## Mobile

(979) 257-9923

## Office

(850) 393-0571

## Email

mthigpen@mossyoakproperties.com

### Address

## City / State / Zip

Cuero, TX 77954

## NOTES

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## This image shows a blank 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.



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## **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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**Mossy Oak Properties of Texas**

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Denton, TX 76207

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