

# \$3,825,000 - 841 Fm 766 Highway, Cuero

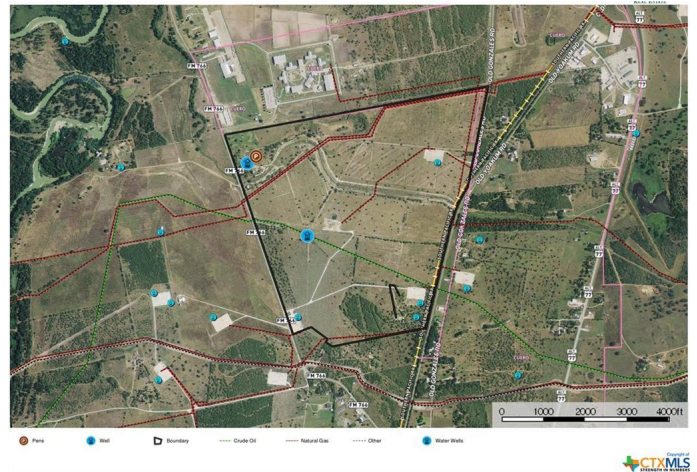
MLS® #421651

**\$3,825,000**

0 Bedroom, 0.00 Bathroom,  
Land on 450.00 Acres

N/A, Cuero, Texas

This 450 +/- acre ranch lies North of the city of Cuero, outside of the city limits. It offers ranching, recreational and commercial uses. Mostly native grasses with some improved and mesquite trees. The ranch will comfortably run 80 cow units. It is cross-fenced with plenty of water available. It has city water and six water wells, a set of working pens, several storage sheds and a hay barn. An irrigation well is also located on the property but hasn't been used in years. For recreation the ranch offers some great hunting, mostly deer and dove. Commercially, the land is mainly flat it has a huge potential of being a development tract because of it's location geographically, existing gas pipeline, three phase electrical, city water and city sewer. The East side of the ranch has 2,500 feet of railroad frontage and a paved road. The West side has FM 966 road frontage with easy accessibility to US 183 Highway. Property is also located in an Opportunity zone for the State of Texas.



## Essential Information

MLS® #	421651
Price	\$3,825,000
Bathrooms	0.00
Acres	450.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information

Address	841 Fm 766 Highway
Subdivision	N/A
City	Cuero
County	Dewitt
State	Texas
Zip Code	77954

## Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
View	None

## School Information

District	Cuero ISD
----------	-----------

## Additional Information

Date Listed	September 10th, 2020
Days on Market	169
HOA Fees	0.00

## Listing Details

Listing Office	Hayden Outdoors
----------------	-----------------

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.