

# \$672,600 - 16212 Fm 682, Yoakum

MLS® #1553816

## \$672,600

2 Bedroom, 2.00 Bathroom, 1,700 sqft  
Farms and Ranches on 37.88 Acres

N/A, Yoakum, TX

If you are looking for a secluded country home with easy access to the highway where you can fish, hunt, raise cattle and your family, this is it! The ag-exempt 37.88 acres are just off US Hwy 77 north of Fordtran, halfway between Victoria and Hallettsville. An additional 34 acres with pond are available at the back of the property, for a potential total of 72 gorgeous acres. The level 37.88 acres are 70% wooded with exceptional live oaks, immense post oaks, and scattered yaupon. The open pasture is mostly coastal Bermuda and other native grasses, perfect for cattle. More giant oak trees and lush grass surround the homesite overlooking a half-acre pond is in the front pasture. There is no floodplain on the property. This homestead has two access easements, one to the cattle guard entrance and house, and the other to the back of the property. There is partial perimeter fencing on the 37 acres and adjacent available tracts. The house was built in 1985 and is a 1,700 sq. ft. with 2 bedrooms and 1.5 baths. It includes A/C and heat, a water well, and a fenced yard to keep out the cows.

Built in 1985

## Essential Information

MLS® #	1553816
Price	\$672,600
Bedrooms	2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,700
Acres	37.88
Year Built	1985
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Active

### **Community Information**

Address	16212 Fm 682
Subdivision	N/A
City	Yoakum
County	De Witt
State	TX
Zip Code	77995

### **Amenities**

Utilities	Electricity, Water
-----------	--------------------

### **School Information**

District	Yoakum ISD
Elementary	Not Applicable
Middle	Not Applicable
High	Not Applicable

### **Listing Details**

Listing Office	Grand Land Realty LLC
----------------	-----------------------

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the San Antonio Board of Realtors®, and is updated as of September 11th, 2021 at 11:30am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.