

\$1,177,524 - 000 Stratton Road, Yoakum

MLS® #1907976

\$1,177,524

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 109.03 Acres

N/A, Yoakum, TX

Spanish Moss Oak Ranchito is 109.03 acres of oak-covered Texas countryside with a turnkey setup for ranching, hunting, or weekend escapes. Located on Stratton Road between Cuero & Yoakum in DeWitt County, the property features ancient live oaks, post oaks, cedars, and dense underbrush that provide excellent wildlife habitat. Strong perimeter fencing, a stock tank, native grasses, and a seasonal creek in the northwest corner support both cattle and game. Improvements include two fully finished container homes with bedrooms, showers, TVs, mini-splits, and unique touches, such as a bay window and a rooftop viewing deck. A brand-new water well and wellhouse, along with electricity and a meter, are in place, and the property is WiFi-ready (Starlink-capable). A luxurious hunting blind and two easy-fill corn feeders also convey. Spanish Moss Oak Ranchito offers direct road frontage yet remains private and secluded. Ag-exempt with sandy loam soil, abundant shade, and thriving wildlife, it's ready for immediate enjoyment. Community: Nestled between Cuero ("Turkey Capital of the World") and Yoakum ("Leather Capital of Texas"), the area offers small-town charm, local dining, shops, museums, rodeo events, and essential services. San Antonio, Austin, and the Texas Coast are all within easy driving distance. ****Minerals:**** Owns partial. None convey.



Essential Information

MLS® #	1907976
Price	\$1,177,524
Bathrooms	0.00
Acres	109.03
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	000 Stratton Road
Area	3100
Subdivision	N/A
City	Yoakum
County	De Witt
State	TX
Zip Code	77995

Amenities

Utilities	Electricity, Water, High Speed Internet
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School Information

District	Yoakum
Elementary	Not Applicable
Middle	Not Applicable
High	Not Applicable

Additional Information

Days on Market	30
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Listing Details

Listing Agent	Kendrick Baros
Listing Office	Brand X Land & Ranch Group

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