

\$5,300,000 - 444 County Road 748, Yancey

MLS® #1915909

\$5,300,000

Bedroom, Bathroom,
Land on 299.91 Acres

NA, Yancey, TX

Nestled in the heart of Yancey, Texas, the Ranch spans 299 pristine acres of highly improved land offering the perfect blend of productivity, recreation, and natural beauty. This turnkey property showcases improved irrigation fields, a private lake, and two seasonal creeks, creating a remarkable setting for both ranching and outdoor enjoyment. A high-capacity irrigation well producing approximately 450 GPM supports center pivots and improved Sondero pastures, ideal for hay production, grazing, or crop rotation. The ranch features both public and private well water, new perimeter and cross fencing, stock barns, modern corrals, and an irrigated entry with new custom gates, all designed for efficient operations and lasting appeal. Improvements include a newly built 2-bedroom, 2-bath home, equipment barn, and house barn, providing both comfort and utility. The property is rich with wildlife, including whitetail deer, turkey, hogs, and coyotes, and has been carefully managed to preserve native brush for habitat diversity-making it a true hunter's paradise. Whether you're looking for a working cattle and hay operation, a recreational retreat, or a private escape with top-tier infrastructure, as the Ranch delivers exceptional value and versatility in one of South Texas's most sought-after regions.



Essential Information

MLS® #	1915909
Price	\$5,300,000
Acres	299.91
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	444 County Road 748
Area	3000
Subdivision	NA
City	Yancey
County	Medina
State	TX
Zip Code	78886

Amenities

Amenities	Hunting, Other - See Remarks
Utilities	Water System, Well Allowed, Other

Exterior

Lot Description	Improved, Wooded, Partial Cleared
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School Information

District	Hondo I.S.D.
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	October 16th, 2025
Days on Market	11
Zoning	NA

Listing Details

Listing Agent	John Parker
Listing Office	Trophy Properties, LLC

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