

\$3,771,680 - Tbd Fm 682, Yoakum

MLS® #1919650

\$3,771,680

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 471.46 Acres

N/A, Yoakum, TX

Introducing a rare opportunity: 471.46 acres of scenic, productive ranch land just East of Fordtran and North of Victoria, spanning Victoria and DeWitt Counties. With paved frontage on both FM 682 (3,736 ft) and Hwy 77 (2,026 ft), this legacy property offers an exceptional blend of accessibility, water, wildlife, and heritage-rich terrain. Dual paved road frontage enhances both access and long-term development value. The ranch is a mix of gently rolling terrain and level pasture with sandy loam soils ideal for cattle grazing and water retention. Towering live oaks, pecans, cedar elm, mesquite, and hackberry populate the landscape, while South Texas brush and native grasses provide natural forage and shade. Elevation rises offer multiple potential homesites or scenic overlooks. The east side features a 2.49 acre pond that has held reliably during drought, along with multiple caliche pits that retain water and attract wildlife. Chocolate Creek-a seasonal wet-weather draw-runs approximately 2,184 ft along the northern boundary, complemented by 4,500 ft of additional drainage for potential pond/lake development. A 111' deep well (20 GPM, pump hung at 50' as per the water well report log) services the property, with electricity already in place. Roughly 92 acres lie within the floodplain, supporting diverse habitat and future wetland potential. The ranch is loaded with native wildlife, including whitetail deer, Rio Grande turkey, dove, quail, ducks, wild hogs,



and varmints. Multiple blinds and feeders are already in place across a well-maintained trail and sendero system. Water, cover, and forage combine to offer excellent year-round hunting and recreational appeal. Perimeter fencing is in fair to good condition. Interior roads consist of compacted dirt and grass, suitable for trucks, ATVs, and UTVs. A small hunter's cabin (no value assigned) sits near the center and could serve as a weekend base or future homesite. The land is not currently leased; cattle are owned by the seller. The property carries an active agricultural exemption and is offered with surface rights only. With rich soils, live oak groves, water infrastructure, and unmatched accessibility, this ranch offers something for every buyer-be it working cattle ranchers, recreational users, or legacy investors. Its history of multigenerational stewardship and location between two thriving South Texas counties positions it as a rare and meaningful acquisition. Positioned in a prime corridor between Yoakum (21 mi), Victoria (19.5 mi), and Cuero (24 mi), the ranch is also convenient to Houston (131 mi), Austin (113 mi), and San Antonio (121 mi). Victoria Regional Airport is just 22 miles away, with municipal airports in nearby towns.

Essential Information

MLS® #	1919650
Price	\$3,771,680
Bathrooms	0.00
Acres	471.46
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	New

Community Information

Address	Tbd Fm 682
Area	3100

Subdivision	N/A
City	Yoakum
County	Victoria
State	TX
Zip Code	77995

Amenities

Utilities	Electricity, Other
Is Waterfront	Yes

Exterior

Exterior Features	Creek, Fenced, Hunting Cabin, Storage Building
Lot Description	Ag Exempt, Hunting Permitted, Heavily Wooded, Mature Trees (ext feat), Partially Wooded, Pasture, Raw Land, Unimproved Water Front, Waterfront

School Information

District	VICTORIA ISD
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market	4
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Listing Details

Listing Agent	Michael Schultz
Listing Office	Keller Williams Heritage

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