

El Cerrito Ranch

298± ACRES | GOLIAD COUNTY, TEXAS



TEXAS
RANCH
SALES, L.L.C.

Texas Ranch Sales, LLC
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🇹🇽 Fully furnished 5BR/2BA house

🇹🇽 2 metal barns

🇹🇽 3 electric wells

🇹🇽 Single -phase electricity

🇹🇽 3 ponds

🇹🇽 Ag-exempt taxes

🇹🇽 8 breeder pens with shelters

🇹🇽 Game-fenced





The El Cerrito Ranch is for sale, conveniently located southwest of Goliad, 10 miles north of Highway 59 from Berclair, Texas on FM 883. This turn-key deer breeding, hunting and recreational ranch has been professionally managed for years and is MLD-3 qualified.

This 298± game-fenced ranch features a 3,000± square-foot, five bedroom, two and a half bathroom two story ranch house. The home boasts a large country kitchen, a dining area, and a rock fireplace for warm gatherings as the centerpiece.

El Cerrito Ranch has eight deer breeding pens equipped with covered shelters, feeders and water troughs, along with a 1500± square-foot barn and 600± square-foot shop and a walk-in cooler.

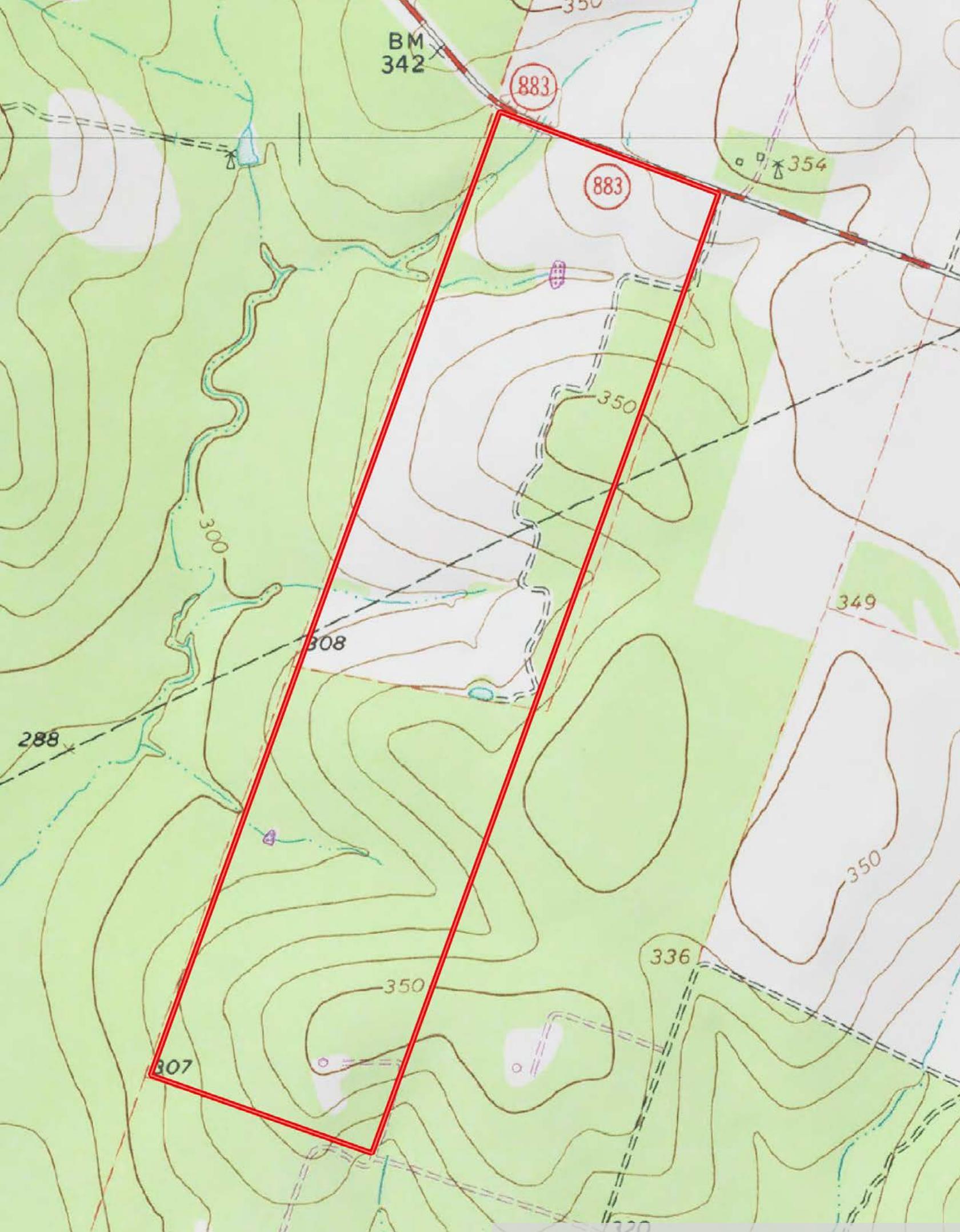
The rolling countryside has three stocked ponds for recreational fishing. There are three water wells on the property. Strategically located throughout the ranch are several hunting blinds, corn and protein feeders. The Whitetail herd numbers from 120 to 140 with many bucks in the 160" to 240" class. The ranch is also home to good numbers of Turkey, Dove and Quail.

The ranch has many great trails to enjoy wandering throughout the ranch. The land has a brush to pasture ratio of 80-20%. Here is the perfect opportunity for you to own that ready-to-enjoy family recreation ranch or a commercial hunting operation.





FM 883



BM
342

883

883

354

350

349

300

308

288

4

350

307

350

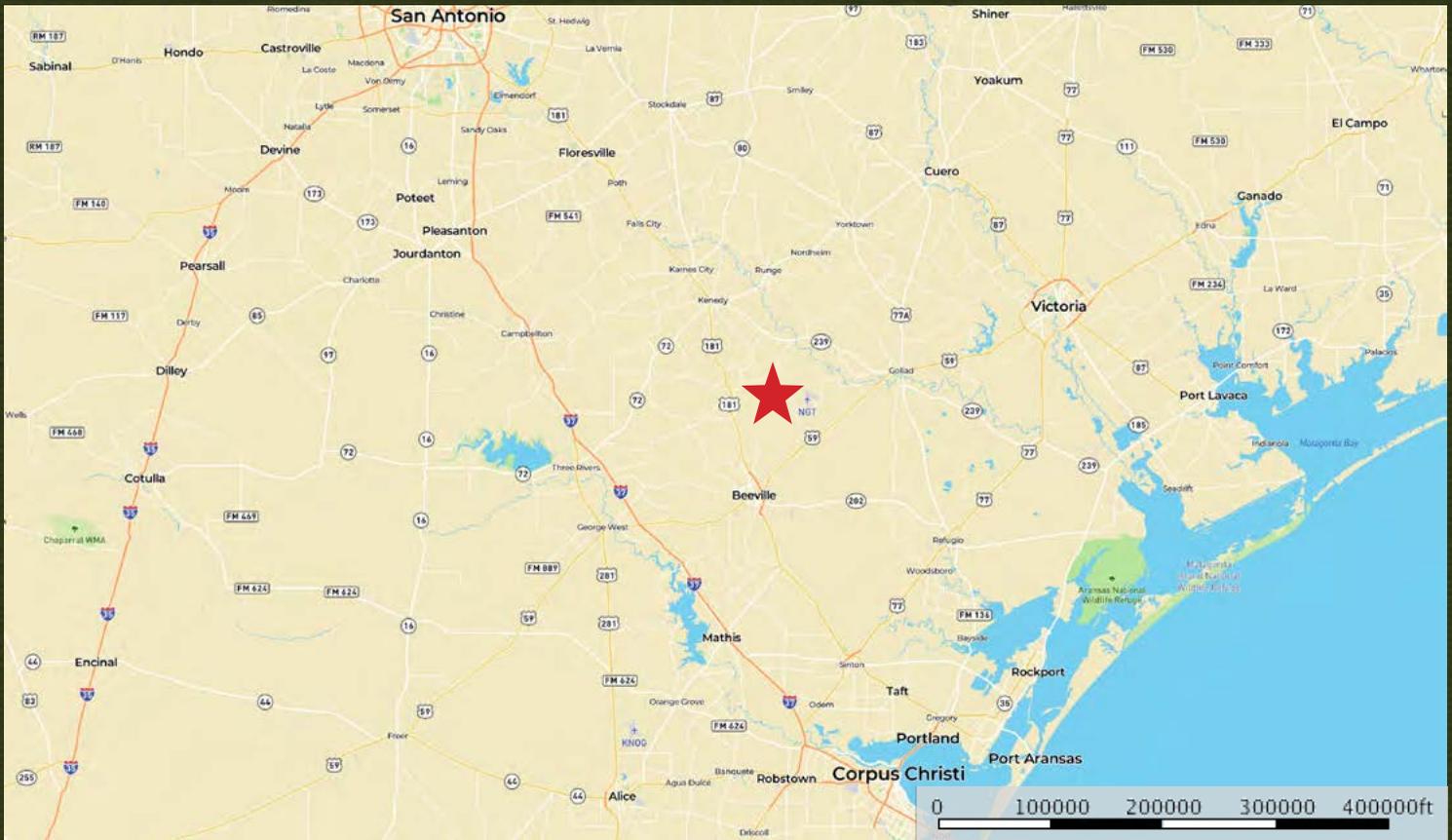
336

320

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www.TexasRanchSalesLLC.com



Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

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