

**3371 Rathkamp Dreyer Road  
Yoakum, TX 77995**

**Dewitt County**

## **Land Features:**

- Gently rolling terrain, typical of portions of DeWitt County
- Elevations range from 350 ft - 420 ft, with gradual changes
- The topography of the property slopes to the South
- The 75.00 acres mostly consist of open/improved pastures with scattered trees
- Coastal Bermuda grass is the predominant grass planted in the open/improved pasture
- Frontage on Rathkamp Dreyer (223) + Martinez Road (227)
- Agriculture Exemption Status

## **Utilities:**

### **Water**

- Three water wells
  - Two of the three water wells are equipped with electric-powered submersible pumps & pressure tanks
  - The third water well is a shallow well with a windmill
- Piped water to troughs
- One stock tank + Windmill
- Peach orchard equipped with a drip irrigation system
- Wine orchard, beginning stages with a drip irrigation system

### **Electric/Gas/Septic**

- Electrical Improvements down NW side of the property
- Propane tank
- On site septic system

## **Fencing & Livestock Facilities:**

- Standard height perimeter fencing
  - Combination of barbed wire and net wire on wood posts, metal "T" posts, and some pipe posts
- The property is cross-fenced into several pastures and traps
- A basic set of livestock pens, wood post and rail constructed with welded wire spans
- Numerous gates, including cattle guard fronting CR227

# Improvements & Features

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**Improvements:**

Workshop/Home (2-story).....	3,000 SqFt
+ Attached Car-Port.....	300 SqFt
Metal Building.....	1,600 SqFt
Cinderblock + Timber frame Building.....	1,125 SqFt
Metal Barn at the Pens.....	1,800 SqFt
Metal Barn.....	3,000SqFt
Mobile Home 1 bed, 1 bath, and is connected to utilities	

