



MOCK RANCHES
kw
HOUSTON

200 CLIFF RD. WOODSBORO, TX 78377
REFUGIO COUNTY

20± ACRES | \$240,000



20 ACRES



200 CLIFF RD. WOODSBORO, TX 78377

REFUGIO COUNTY

PROPERTY DESCRIPTION.

Nestled in the heart of the Texas Coastal Bend in Refugio County lies this 20-acre with tons of potential. This splendid tract is not only a source of income from its Coastal Bermuda hay meadow, which yields 3 cuttings a year, but also a great hunting property. Bound by perimeter fencing on three sides & 1500 ft of Cliff Rd frontage, this property is currently under Ag Exemption. Adding to its allure is a 2500 sqft Quonset style metal building with a spacious 2000 sqft unfinished barndo apartment awaiting your finishing touches. Additional amenities on this property include a 2-inch capped shallow water well casing, 6kw generator, & a 250 g propane tank.

Whether you're looking for hay production or a versatile space for your agricultural or recreational needs - this property offers a rare combination of productivity and potential. Do not miss this out!!



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

MOCK RANCHES | FOR SALE

200 CLIFF RD. WOODSBORO, TX 78377

REFUGIO COUNTY



PROPERTY TYPE:

Acreage, Cattle Ranch, Farm, Hunting Land, Ranch, Recreational Land



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PROPERTY FEATURES:

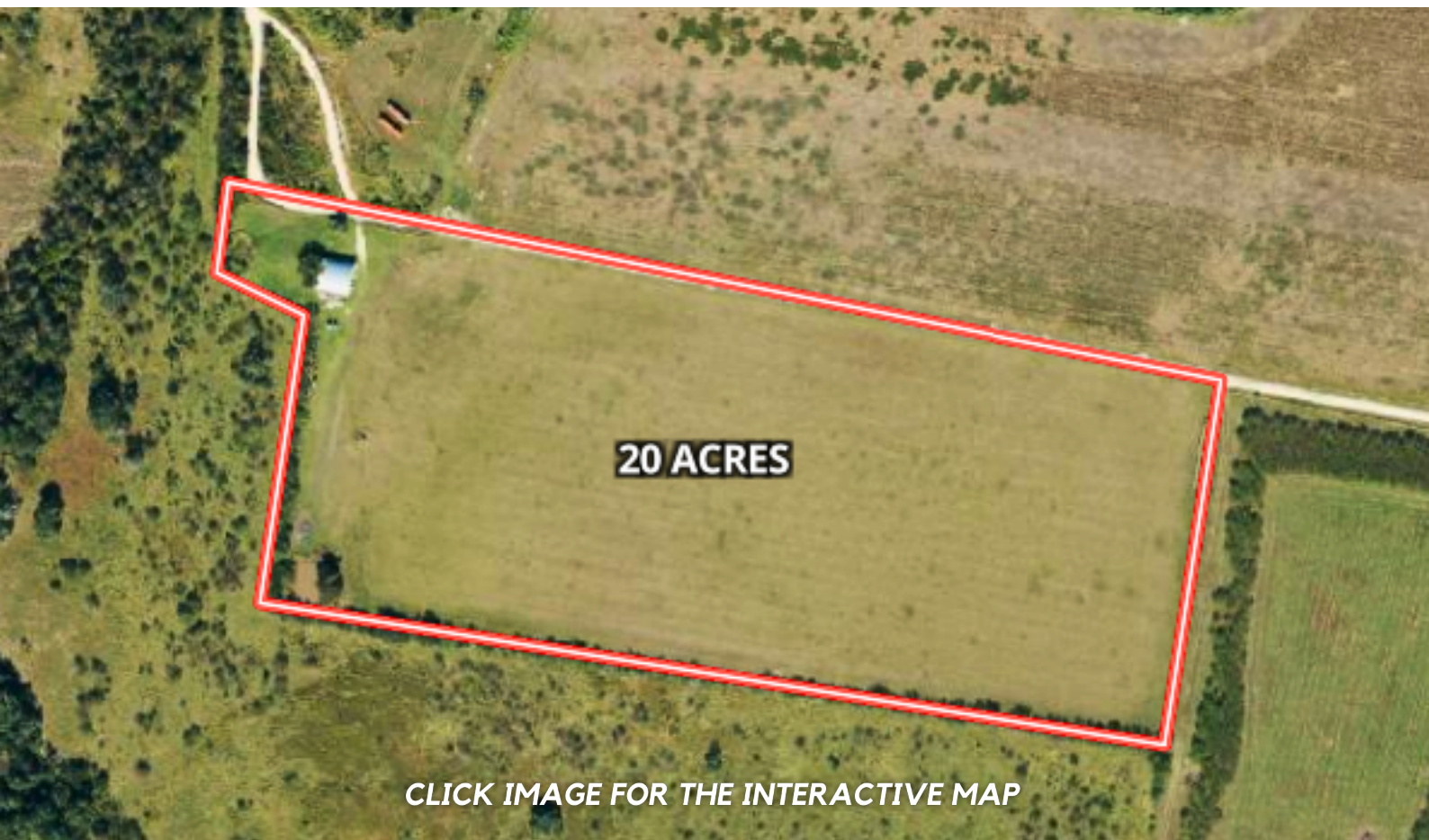
Barn, Work Shop, Hunting, Water Well, Hwy-County Rd Frontage, Pond



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[CLICK IMAGE FOR THE INTERACTIVE MAP](#)

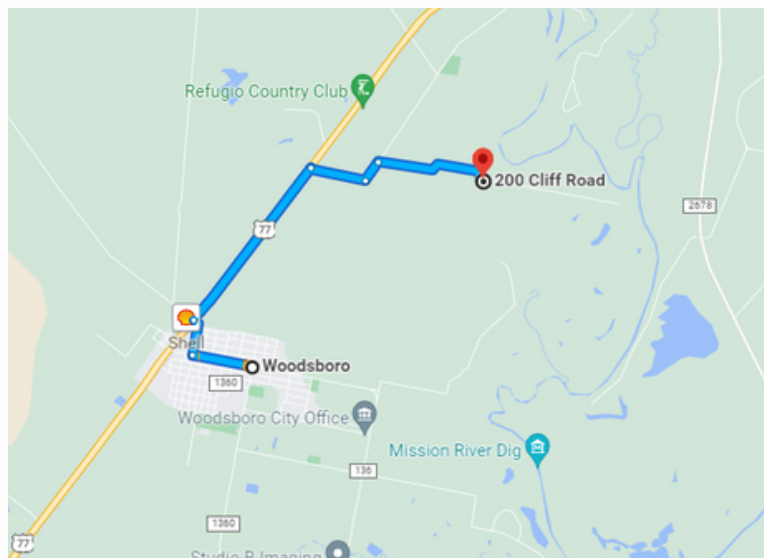
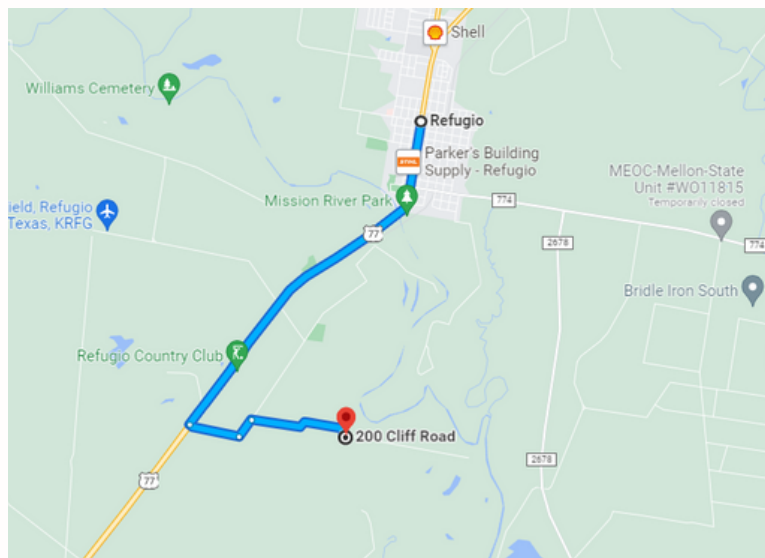
DRIVING DIRECTIONS.

From Refugio, TX:

Head south on Hwy 77 for 3.3 miles. Then, make a left onto Toups Rd and continue for half a mile. Next, take a left onto Suntide Rd and travel for a quarter mile. Finally, make a right onto Cliff Rd and drive for 1.3 miles. The property is on the right.

From Woodsboro, TX

Travel north on Hwy 77 for 1.7 miles. Then, make a right onto Toups Rd and continue for half a mile. Next, take a left onto Suntide Rd and drive for a quarter mile. Finally, make a right onto Cliff Rd and proceed for 1.3 miles. The property is on the right.



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CARL MANCHACA

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Ranch. financing made simple



Anthony Vaughan

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