



MOCK RANCHES

kw

HOUSTON

**200 CLIFF RD. WOODSBORO, TX 78377**  
REFUGIO COUNTY

**40± ACRES | \$240,000**



MOCK RANCHES

kw

HOUSTON

# 200 CLIFF RD. WOODSBORO, TX 78377

## REFUGIO COUNTY

### PROPERTY DESCRIPTION.

Located in the heart of Texas Coastal Bend in Refugio County is this 40-acre gem with approx. 28 acres of land dedicated to an improved Coastal Bermuda hay meadow, a consistent producer yielding three cuttings yearly, while the remaining 12 acres showcase native brush, offering a thriving habitat for local wildlife. Adjacent to a low-fence ranch, it's a fantastic hunting spot for deer, turkey, hogs, and dove. The property is securely fenced on three sides with Cliff Rd access and benefits from an Agricultural Exemption. The property boasts a 325 ft solar irrigation well featuring a Sunrotor 6 pump delivering 5 gallons per min. to a 2500-gallon poly tank, alongside above-ground troughs. In addition, two wet-weather earthen tanks grace the landscape, adding to the property's water resources. Whether you seek a thriving income from hay production, a wildlife-rich hunting retreat, or a combination of both, this property offers a splendid canvas for your aspirations.



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:

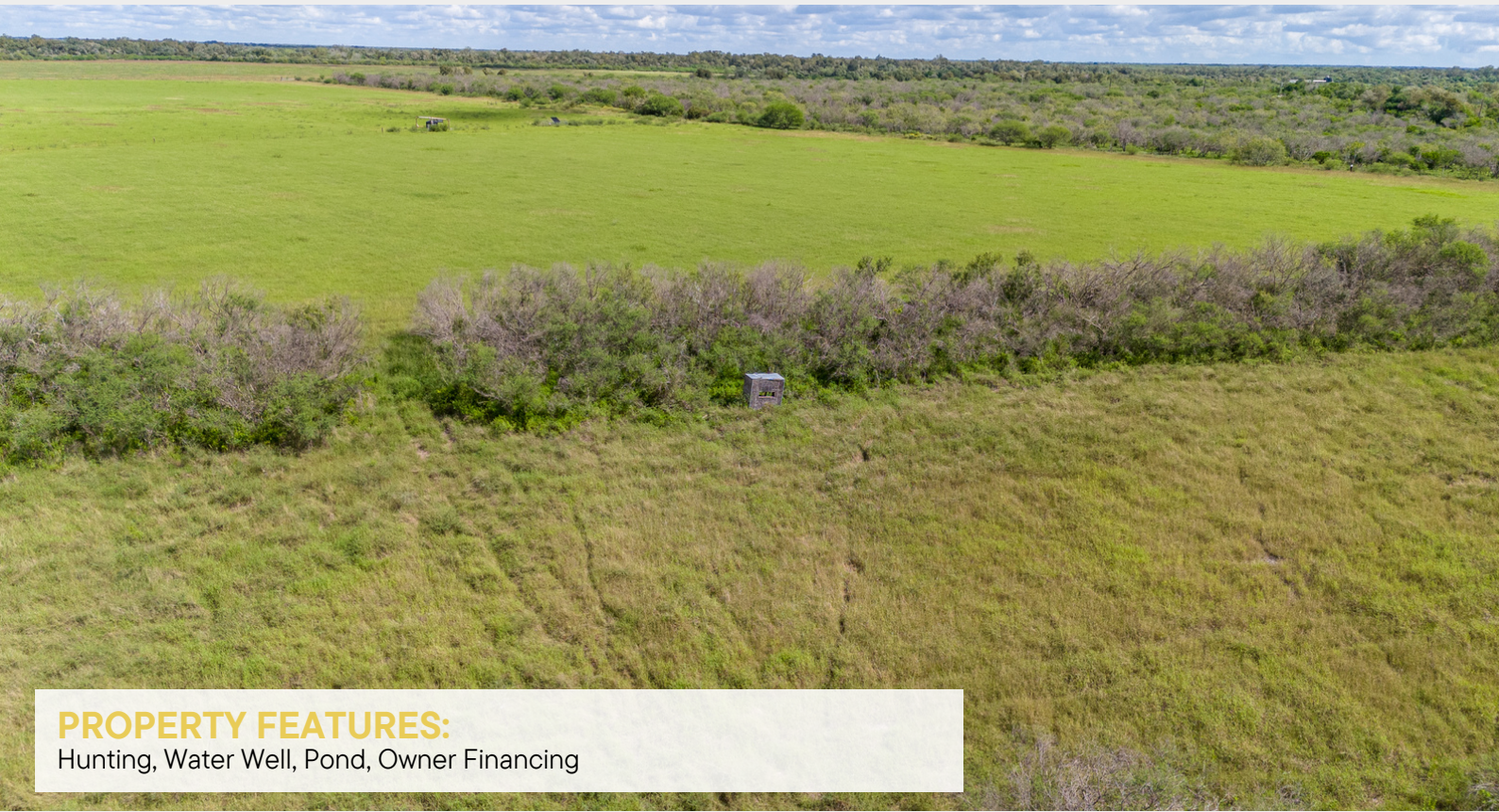
Acreage, Cattle Ranch, Farm, Hunting Land, Ranch, Recreational Land

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 FEATURES:

Hunting, Water Well, Pond, Owner Financing

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

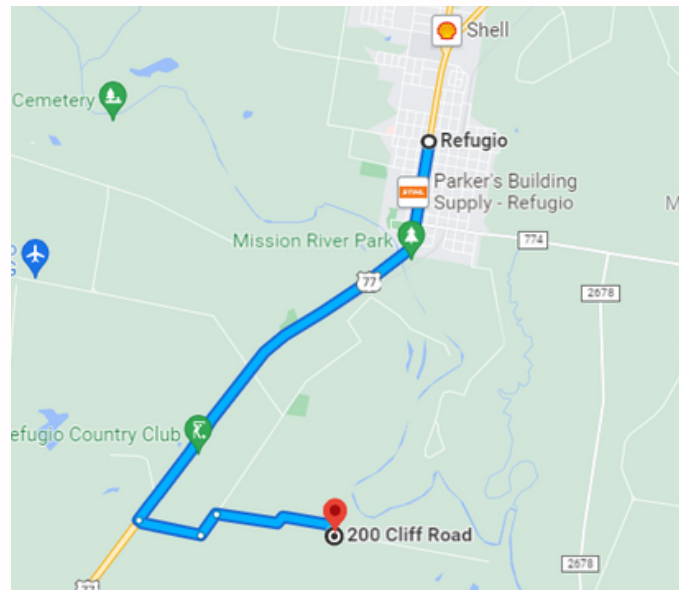
# 200 CLIFF RD. WOODSBORO, TX 78377

## REFUGIO COUNTY



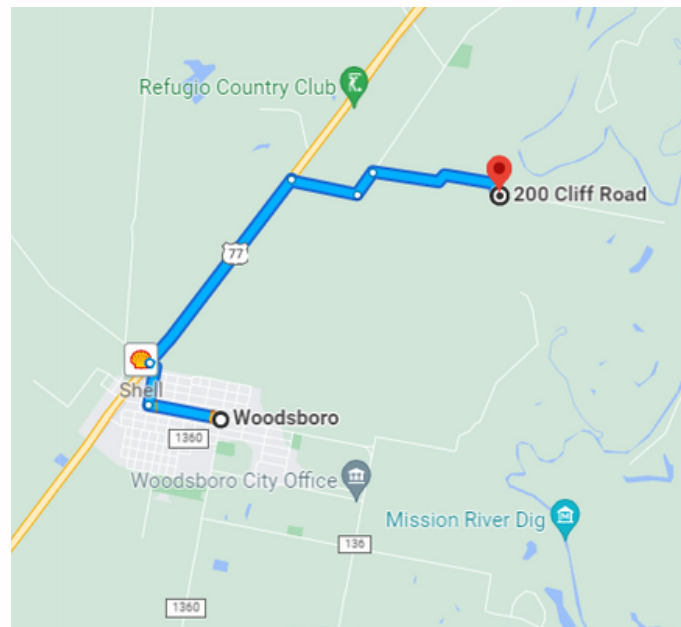
**CLICK IMAGE FOR THE INTERACTIVE MAP**

### 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 Suntime 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 Suntime 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.

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

# CHAD ANDRUS, ALC

Accredited Land Specialist

chadandrus@mockranches.com  
832-402-9211  
ww.mockranches.com



All materials and information received or derived from Mock Ranches its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Mock Ranches, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Mock Ranches will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

# Ranch. financing made simple



Anthony Vaughan

## WINNIE OFFICE

NMLS493828 | 409.400.4066 | capitalfarmcredit.com

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.