

96 acres in Live Oak County

Dullnig Ranches/ Kuper Sotheby's | (830) 739-0919 | marc.sherron@sothebysrealty.com



Property Description

96 Acres CHOCOLATE CREEK RANCH, Atascosa-Live Oak County

CR 405, Karnes City, Texas 78071

Enjoy this unique opportunity for recreation, cattle and hunting privately located at the end of County Road 405.

Improvements: There is a 2 bedroom/2 Bath manufactured home that has municipal water and septic. Ranch improvements include low perimeter fencing. one equipment barn, one pole barn and 2 storage containers.

Water: Two solar powered water wells. Two ponds.

Terrain-Vegetation: The level terrain includes excellent Coastal fields for livestock along with two food plot dove and quail fields.

Minerals: Surface only sale.

Taxes: Ag exemption.

Driving Directions

Location: 68 miles south of San Antonio with entrance on CR 405. 5 miles from US 281.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf All properties are shown by appointment with Marc Sherron/ Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

Property Address

C.R. 405
Karnes City, Texas 78118

Property Highlights

- Price: \$459,000.00
- Acres: 96.00
- County: Live Oak
- State: Texas
- Closest City: Karnes City
- Property Type: Hunting Land, Ranches, Recreational Property



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