



Prairie Diamond Ranch

CR 235, Three Rivers, TX 78071

980.84 Acres

\$3,675,000



ALL UTILITIES

CREEKS & POND

CLOSE TO TOWN

Prairie Diamond Ranch is 980 acres of excellent South Texas hunting habitat. This gem comes complete with all the components of your own private wildlife refuge and could easily be high fenced to build your own herd. It has the high protein brush necessary to grow big bucks, native grass and cover for quail and turkey, and two seasonal creeks and a pond providing natural paths and water sources for dove, ducks, hogs, coyotes and many other animals. This low fenced property is also ag exempt with cattle pens, some cross fencing, county water throughout, and includes a like-new double-wide cabin for all your hunting buddies to enjoy at the end of the day.

The land is mostly covered with bull mesquites, native grasses, mountain laurel, persimmon, prickly pear cactus, and several varieties of high protein South Texas brush including guajillo, granjeno, prickly ash, huisache, lotebush, blackbrush, yaupon, and many more. Along the drainage of the Rock Quarry Branch seasonal creek are several large live oaks, elms, and hackberry trees. A portion of the second seasonal creek has been dammed to create a pond, making a great habitat for several duck species. Several water troughs are located throughout the ranch. There are four 100-acre fenced and terraced open pastures with a mix of Bermuda and some buffelgrass. Several drivable paths throughout the property make for easy travel access, and there are many 12 ft. wide cut roads along most of the perimeter fence and a few on the interior providing ATV access to each pasture for hunting purposes.

An internal caliche road leads to a 1,450 sq. ft. double-wide hunting cabin, a 1,650 sq. ft. tractor/equipment shed, and a 940 sq. ft. storage barn. A power line runs to the cabin and barn area and a water meter is located at Hwy 72. El Oso Water supplies water for the cabin and water troughs. The ranch is perimeter and cross fenced with an old set of wooden pens and cattle panels in need of some repair. There is a pipeline easement across the front portion of the property running diagonally north and south, and two other smaller pipeline easements cutting the northwest and southeast corners. The hunting blinds and feeders are negotiable.

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TREES

- Mesquite
- Live oak
- Elm
- Hackberry
- Persimmon

GRASSES

- Coastal Bermuda
- Buffelgrass
- Various natives

SHRUBS

- Prickly pear cactus
- Huisache
- Mountain laurel
- Guajillo
- Granjeno
- Yaupon

WATER

- El Oso Water Supply
- Rock Quarry Branch
- Wet-weather creek
- Dammed pond
- Water troughs

WILDLIFE

- Whitetail deer
- Dove, Quail, Turkey
- Hogs
- Coyotes
- Songbirds
- Small mammals

UTILITIES

- Electric meter
- Septic

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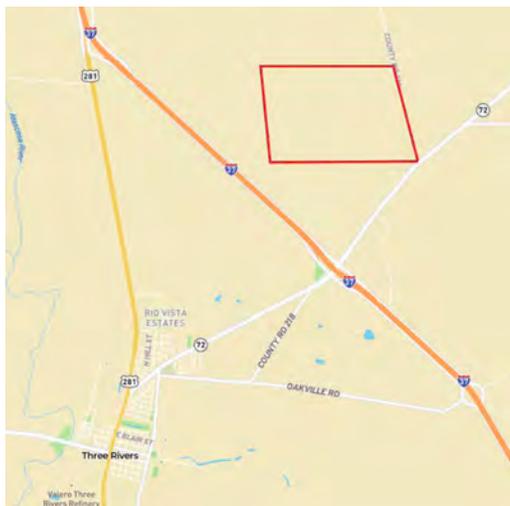


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LOCATION

Three Rivers ISD, Live Oak County. 2 miles to I-37, 5 miles to Three Rivers, 70 miles to Corpus Christi, 75 miles to San Antonio, 145 miles to Austin, 215 miles to Houston.

DIRECTIONS

The property starts at the intersection of Hwy 72 and CR 235, just 4 miles northeast of Three Rivers, TX.

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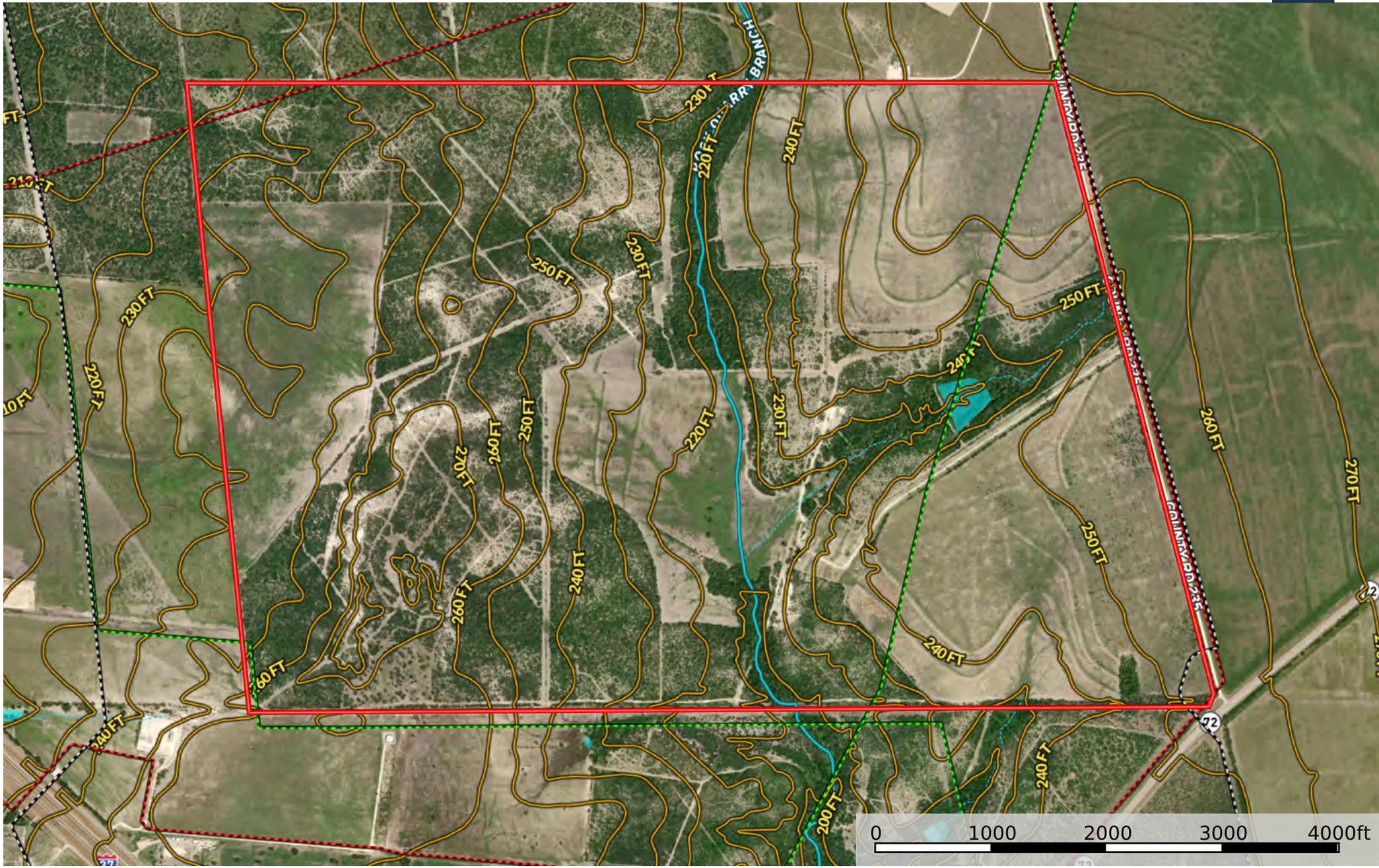
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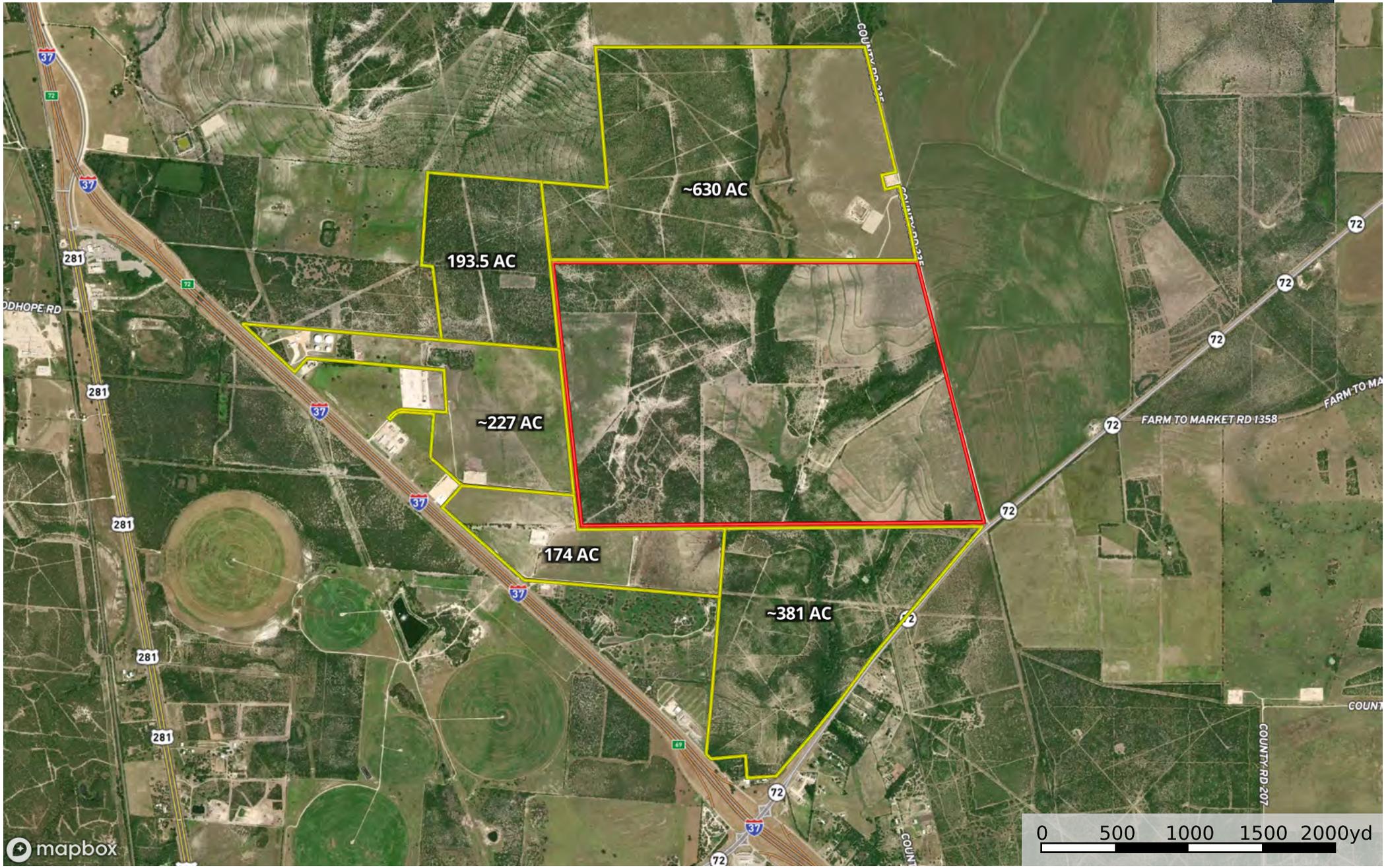
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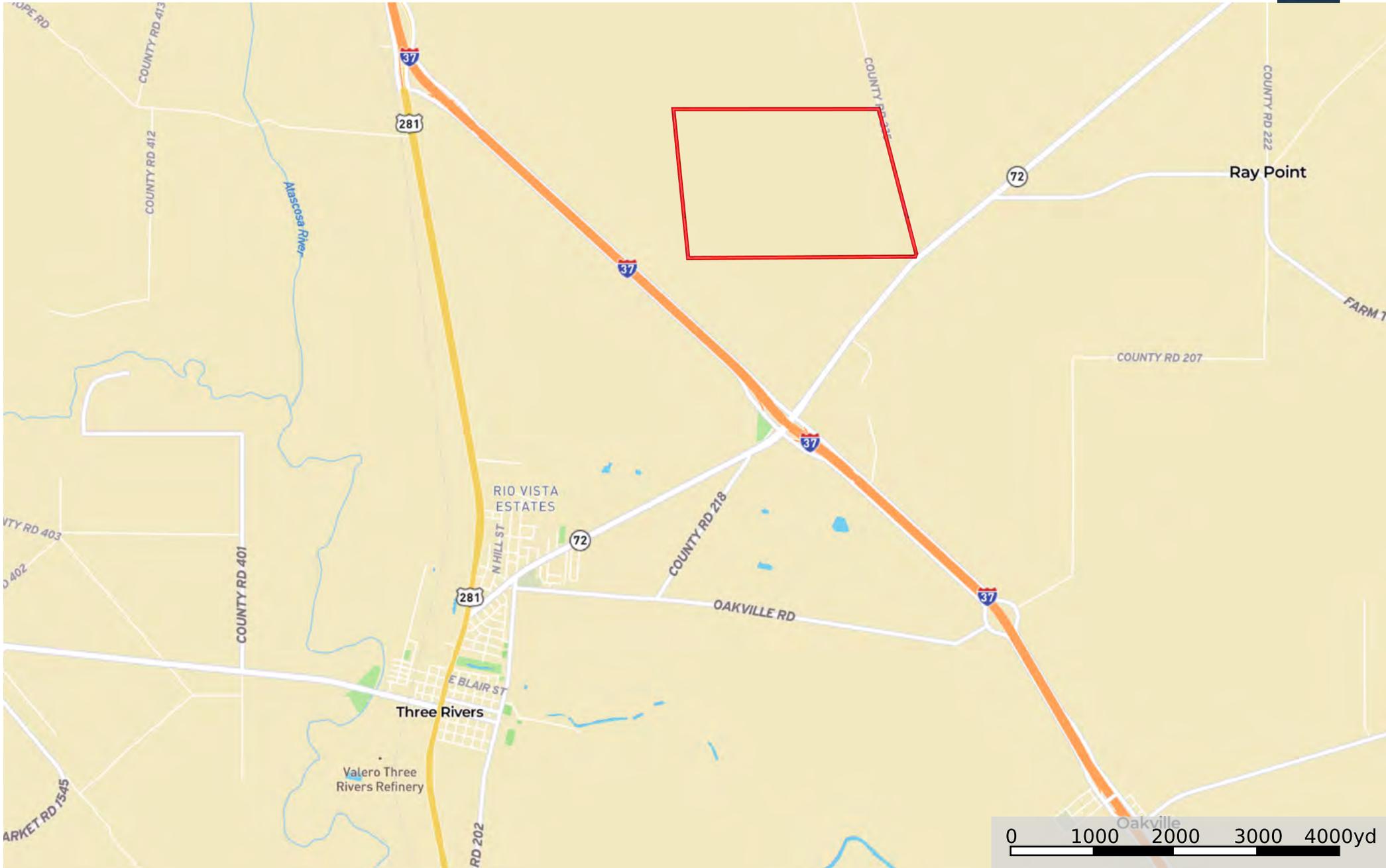
Boundary





mapbox

Neighbor Boundary



Boundary