



# KBC Ranch

3324 N Hwy 37 Access, Three Rivers, TX 78071

275 Acres

\$1,348,100



## UNRESTRICTED

## HIGHWAY FRONTAGE

## WATER & ELECTRIC

KBC Ranch is 275 acres of prime hunting and development land in Live Oak County, near the intersection of I-37 and Hwy 281, just north of Three Rivers, TX. There are numerous species of wildlife that call this place home, including whitetail deer, hogs, turkey, quail and many more. This property would serve as a great investment as it has 1400 feet of I-37 frontage. It would make for a great long term hold while still enjoying it for recreational or homestead use.

275 acres mostly comprised of mesquite, hackberry, prickly pear cactus, white brush, and other native plant species common in this area. There is a half-acre pond that holds water year-round and is approximately 12 feet deep at the center. Additionally, seasonal Hackberry Creek runs through the north corner of the property. There are several places where an additional pond could be dammed along this creek. Great fencing surrounds the entire perimeter of the property.

There is an approximate 300 sq. ft. hunting cabin located on the front of the property that has both water and electric. There are several easements/pipelines on the property that the current owners have made into shooting lanes for hunting purposes. These cutaways are ideal spots for wildlife to come out of the brush for open grazing.

No mineral rights are included. Agricultural tax valuation. 2021 taxes were \$192.

The property is also available as:

Front 82 Acres - \$574,140 (\$7,000/acre)

Back 193 Acres - \$773,960 (\$4,000/acre)

Copyright 2022 Grand Land Realty, LLC  
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

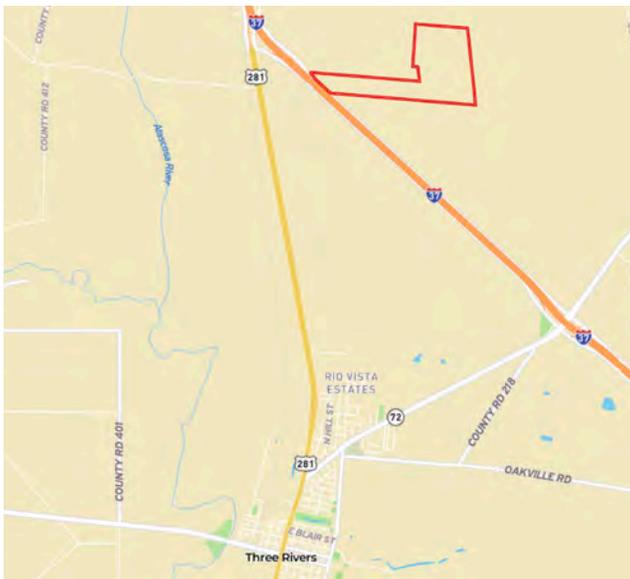


**Dustin Preston**

Realtor® - Land Specialist

[dpreston@grandlandco.com](mailto:dpreston@grandlandco.com)

(281) 787-5401



## LOCATION

Live Oak County, Three Rivers ISD.

6 miles to Three Rivers. Conveniently located one hour south of San Antonio and one hour north of Corpus Christi.

## DIRECTIONS

From San Antonio, head south on I-37. Take exit 72, make a u-turn at Love's gas station, turn right to get onto the I-37 frontage road, in 0.8 mile the gated entrance is on the left.

Copyright 2022 Grand Land Realty, LLC  
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

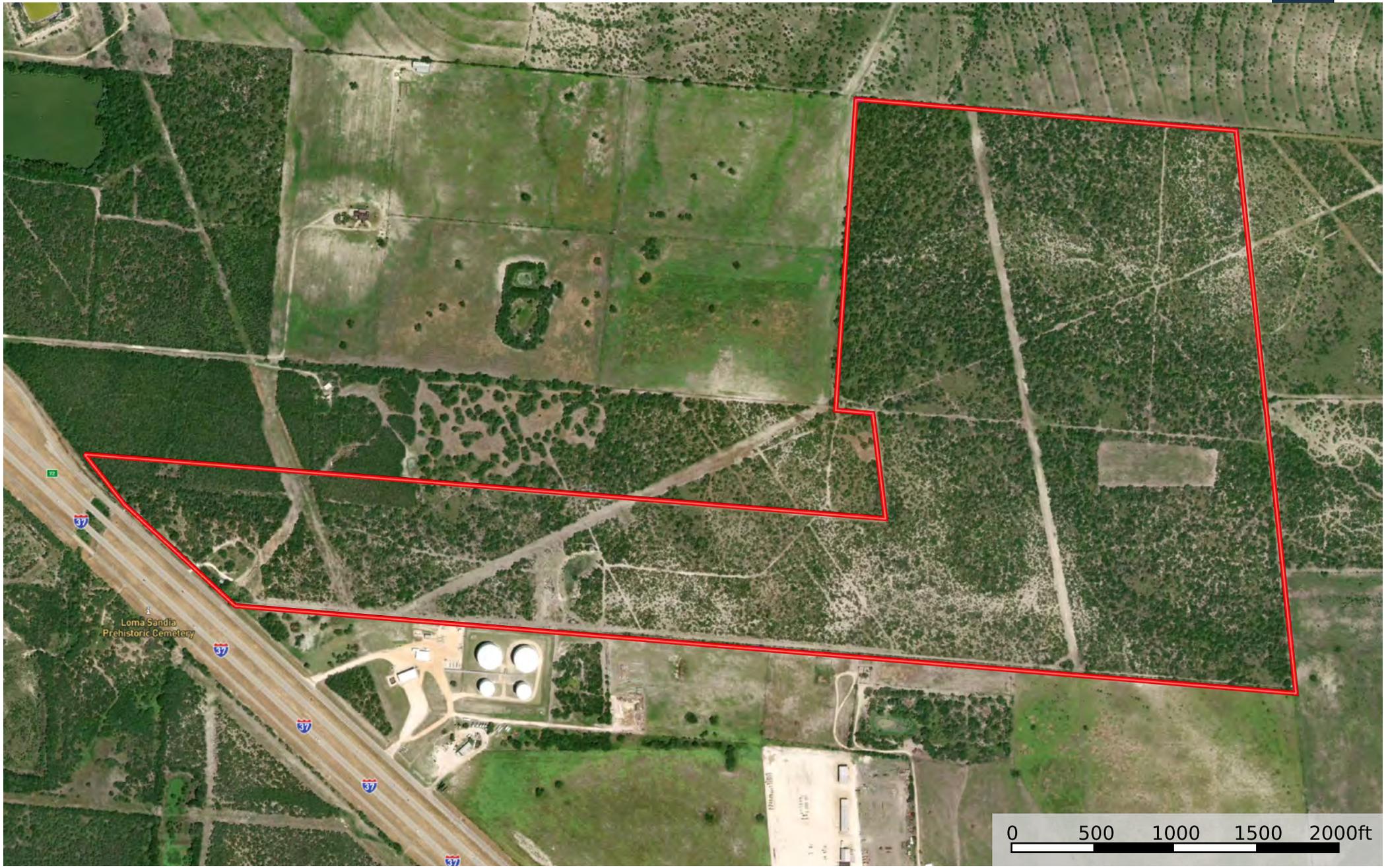


**Dustin Preston**

**Realtor® - Land Specialist**

**dpreston@grandlandco.com**

**(281) 787-5401**



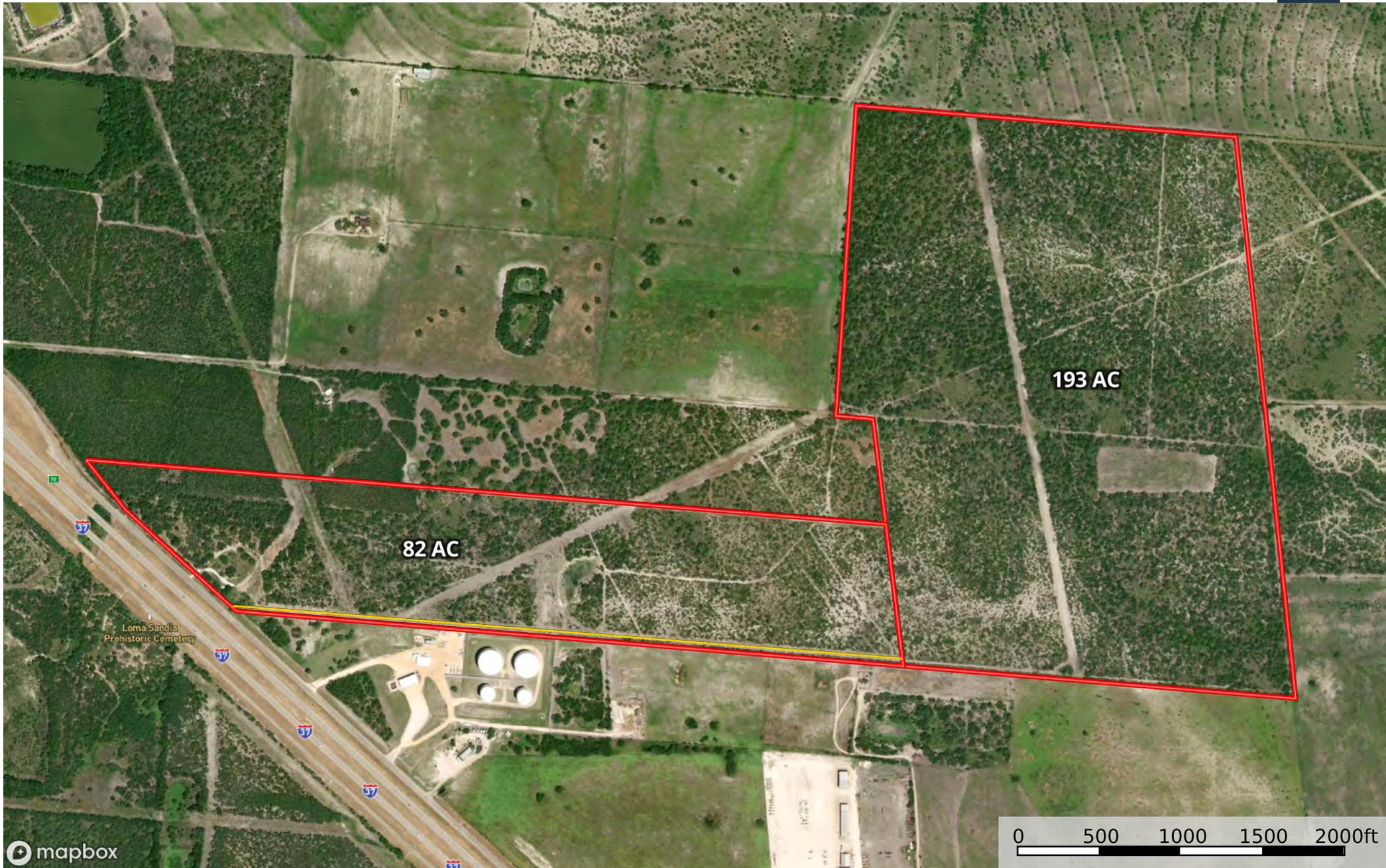
Loma Sandia  
Prehistoric Cemetery



Boundary

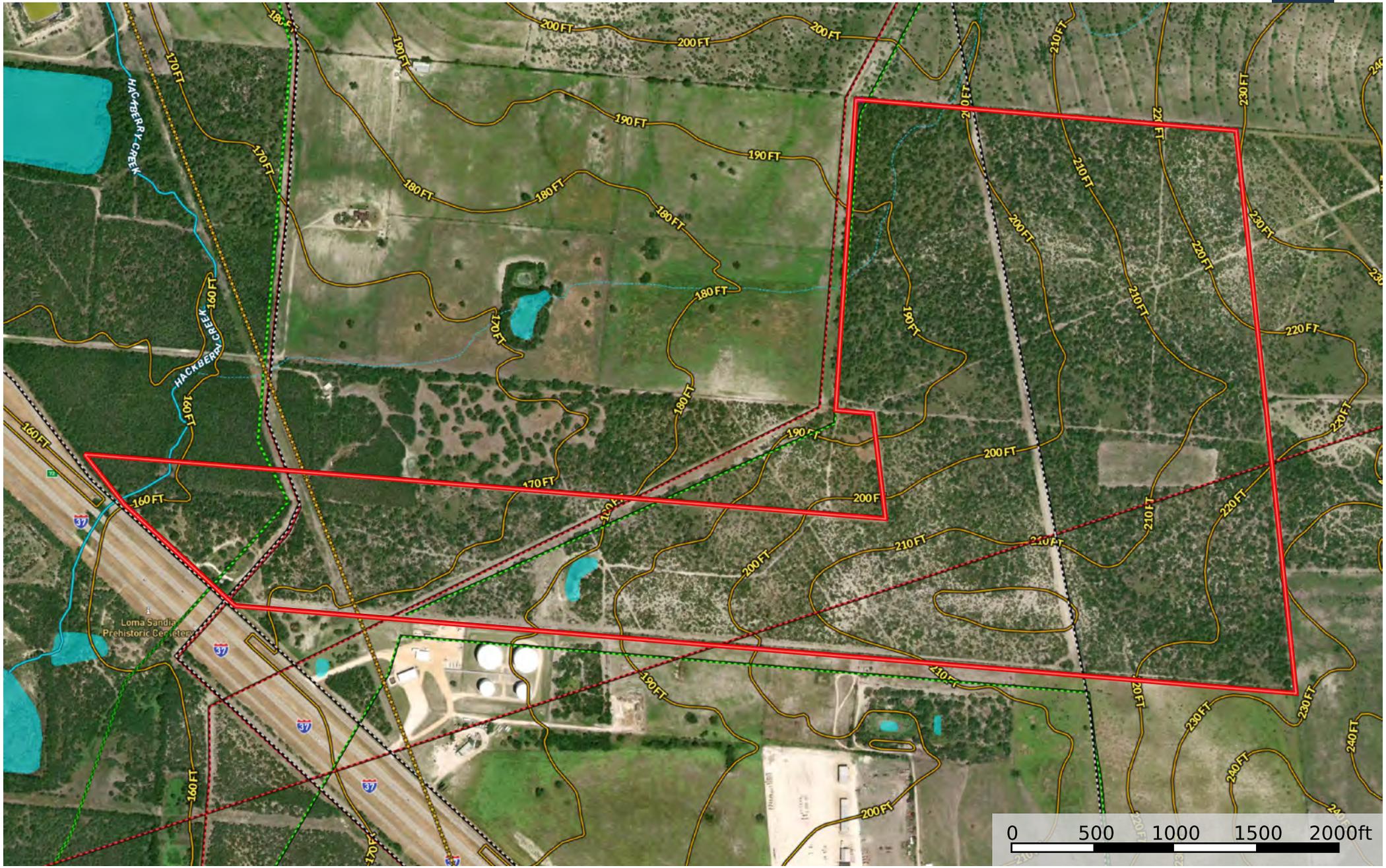
# KBC Ranch - Available Sections

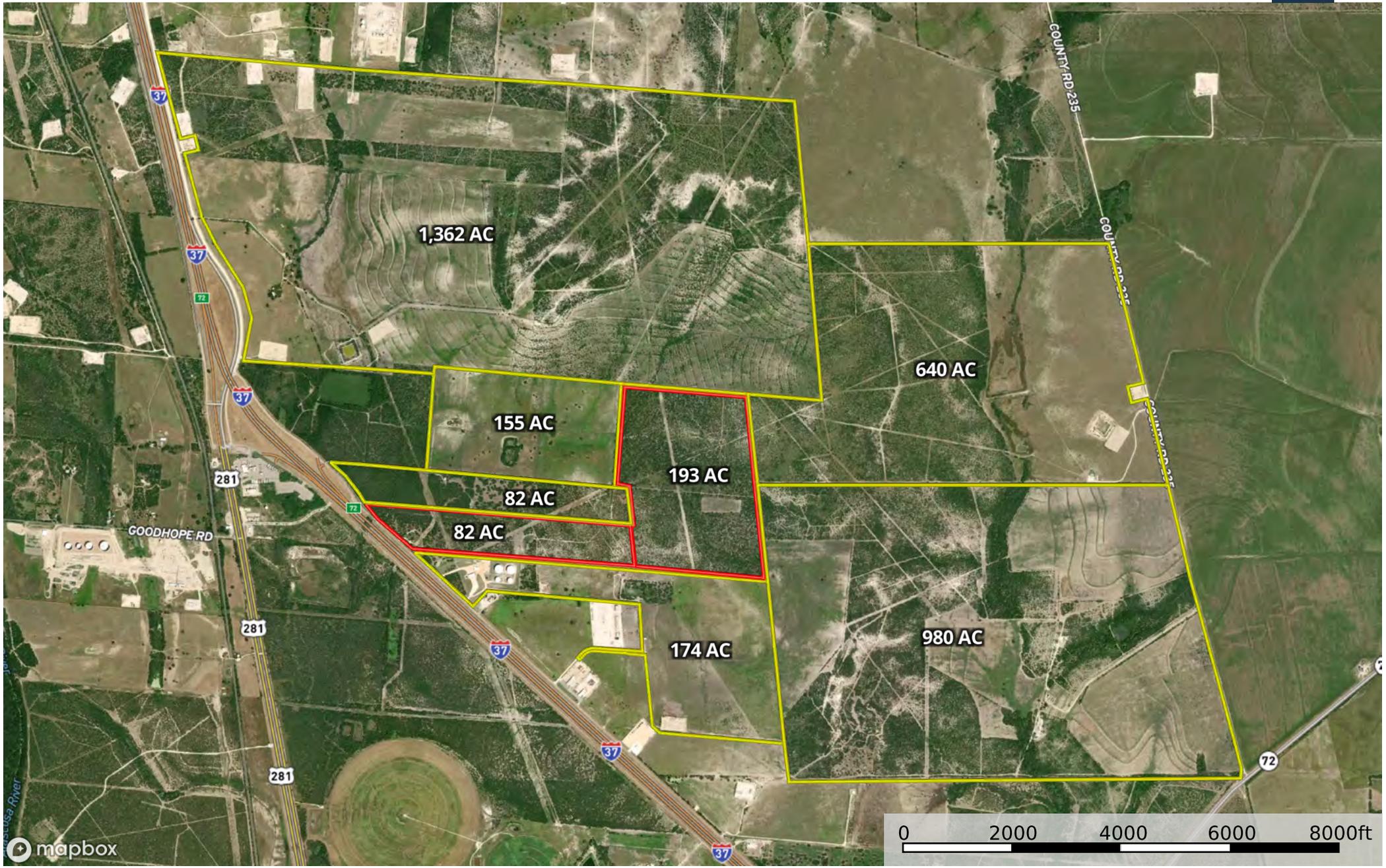
Live Oak County, Texas, 275 AC +/-



— Back Access Road

□ Boundary

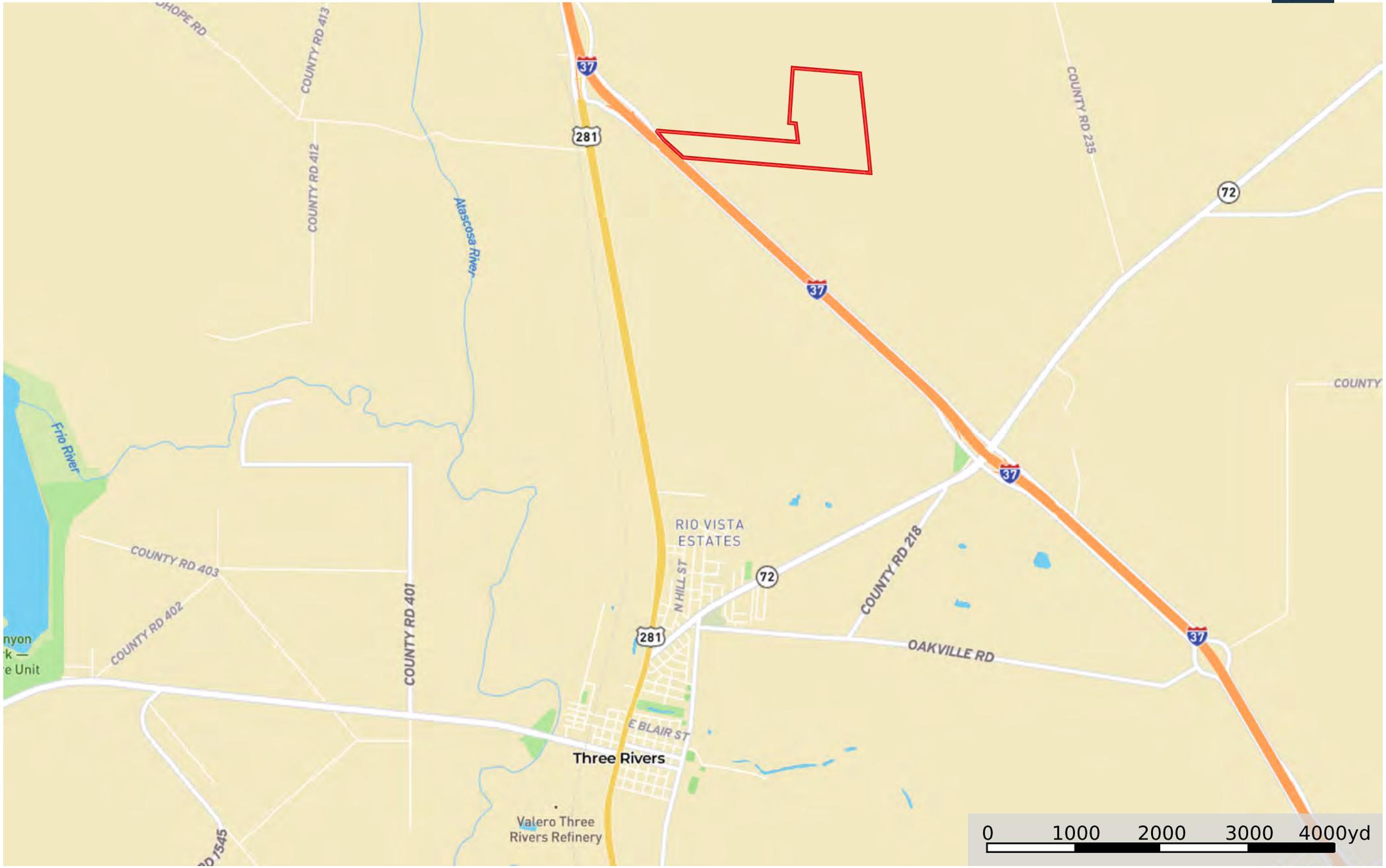




Boundary Neighbor

# KBC Ranch

Live Oak County, Texas, 275 AC +/-



Boundary