



# KBC Ranch

3338 N Hwy 37 Access, Three Rivers, TX 78071

193 Acres

\$773,960



## UNRESTRICTED

## AG VALUATION

## CLOSE TO TOWN

KBC Ranch is 193 acres of prime hunting 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 make for a great long-term investment while still enjoying it for recreational or homestead use.

193 acres mostly comprised of mesquite, hackberry, prickly pear cactus, white brush, and other native plant species common in this area. Great fencing surrounds the entire perimeter of the property except a portion along the western boundary.

A dirt road from I-37 gives access to the property at the southwest corner. Electricity and water are available at the highway. There are two easements/pipelines 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 \$102.

An additional 82 acres with I-37 frontage are available to the west for \$574,140 (\$7,000/acre).

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## 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.

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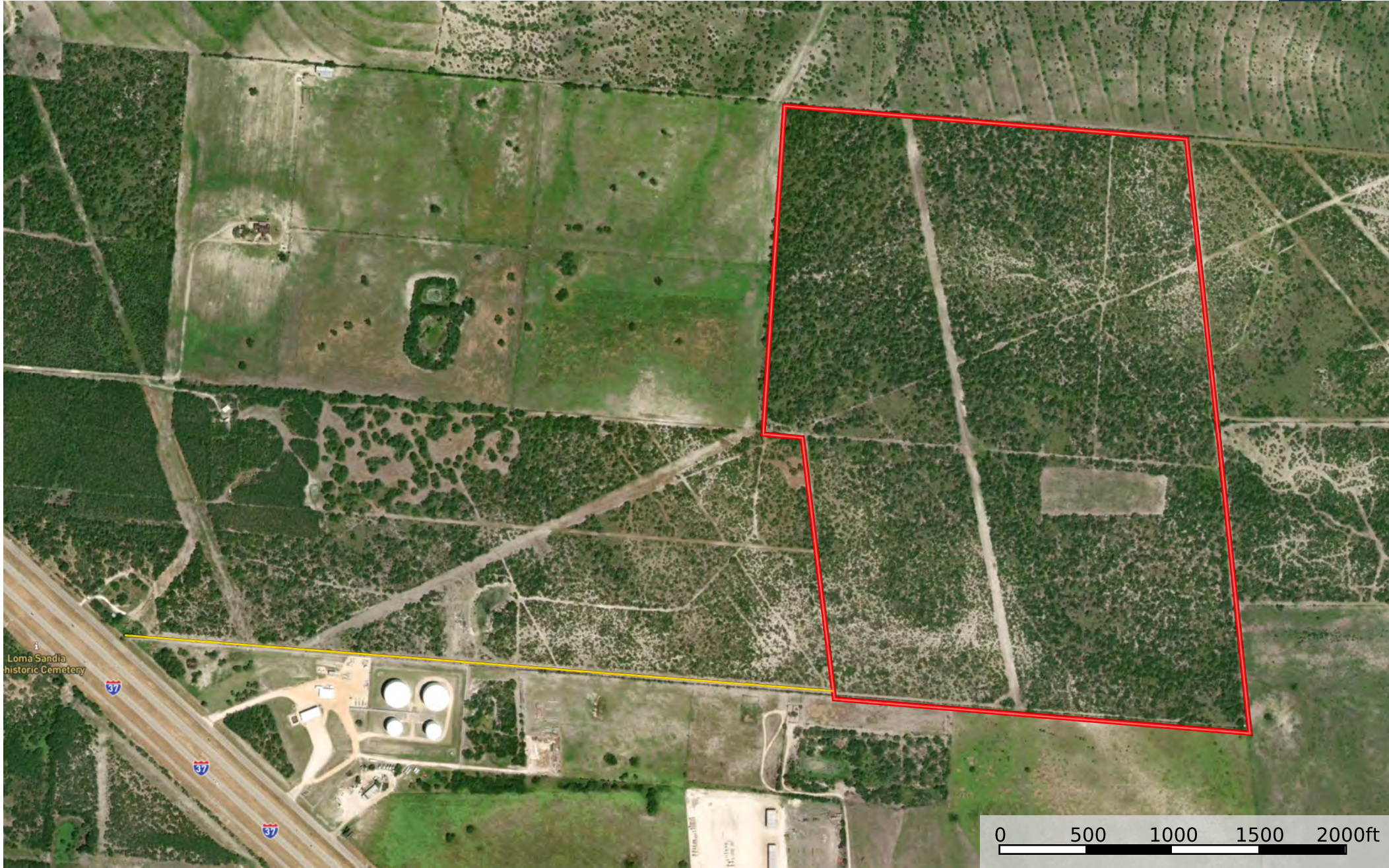
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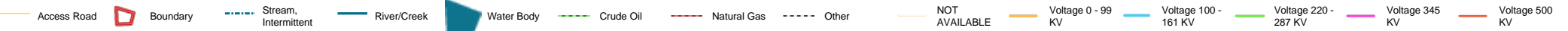
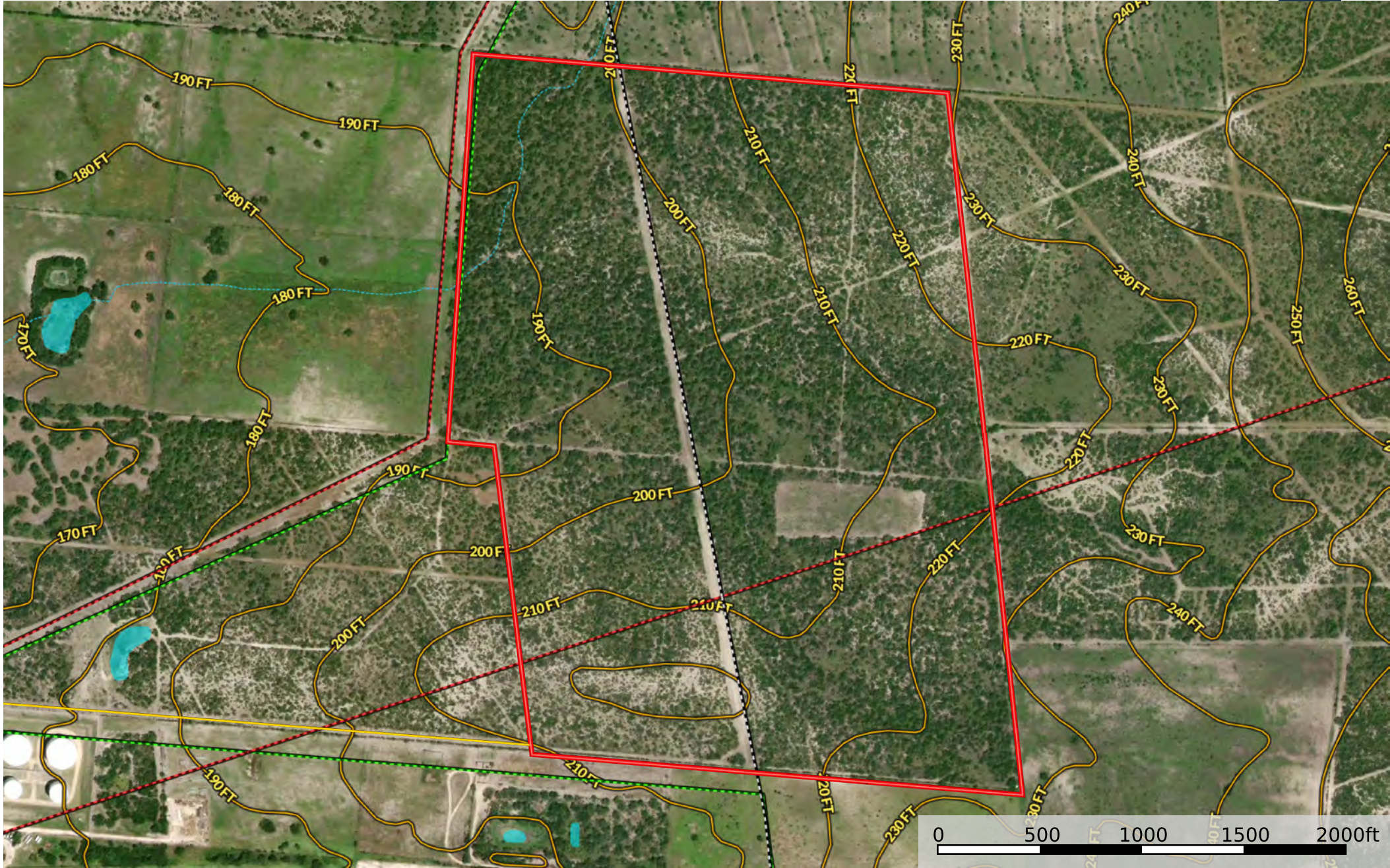




Access Road

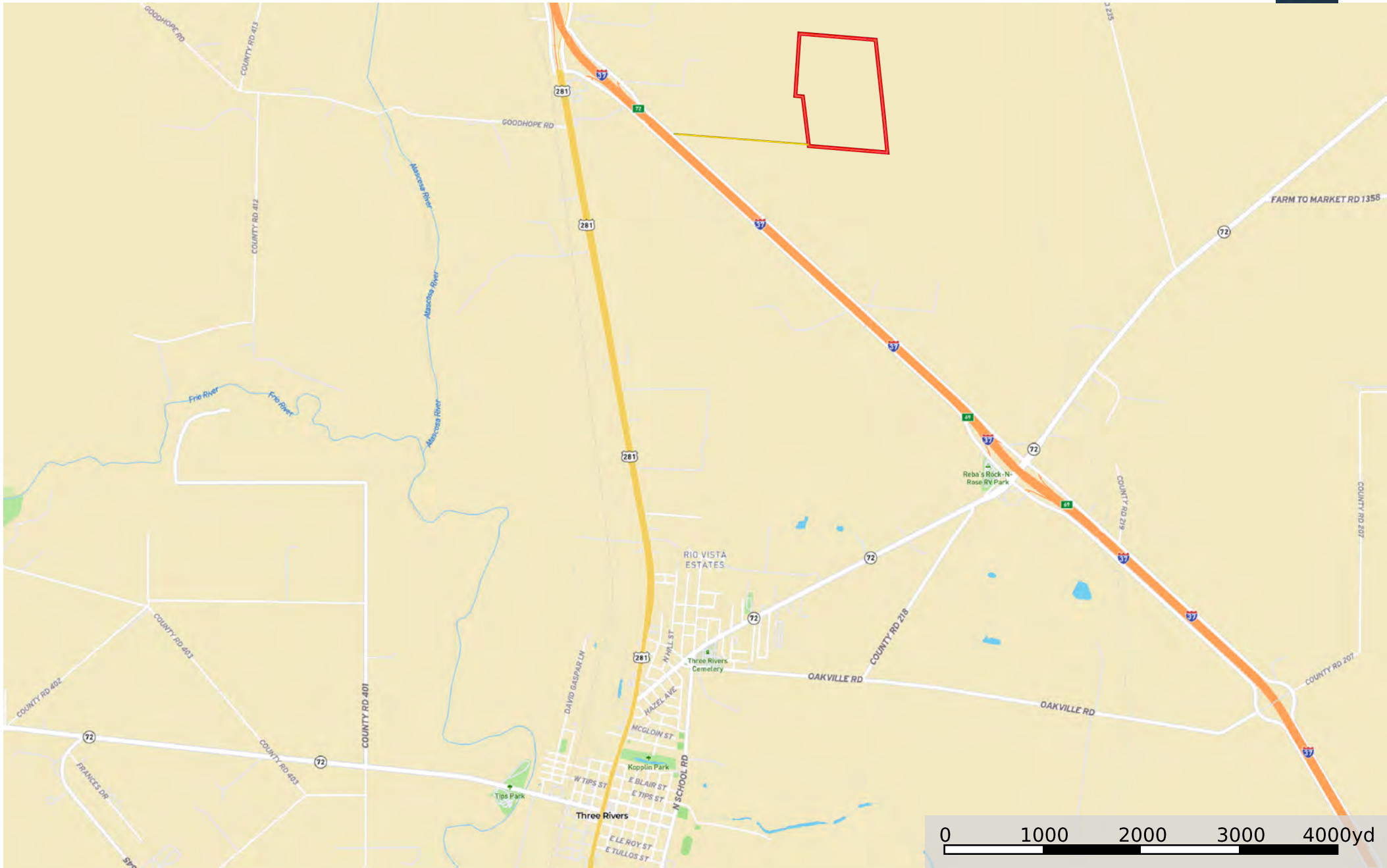
Boundary







KBC Ranch 193  
Live Oak County, Texas, 193 AC +/-



Access Road

Boundary

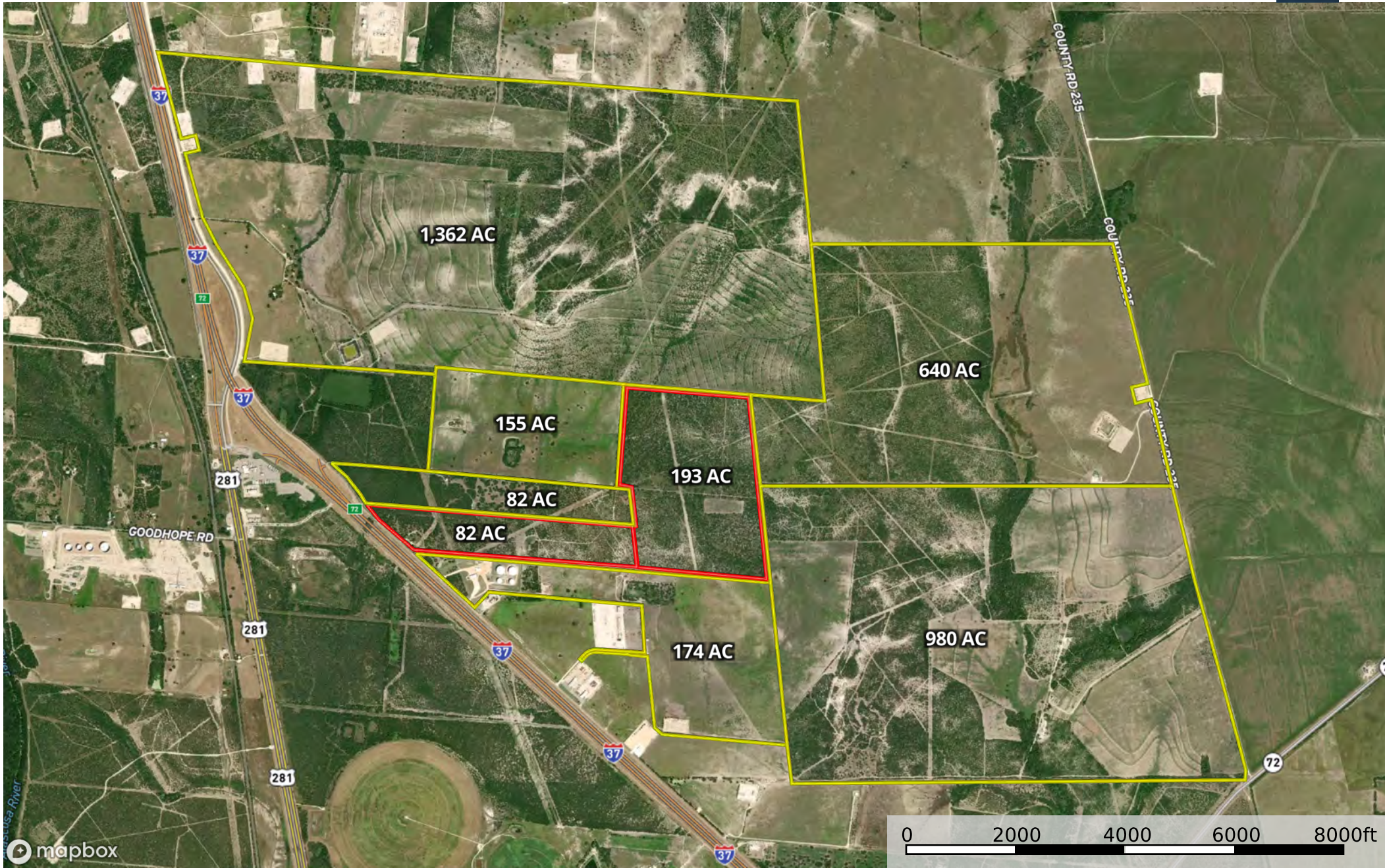




Back Access Road

Boundary





Boundary Neighbor