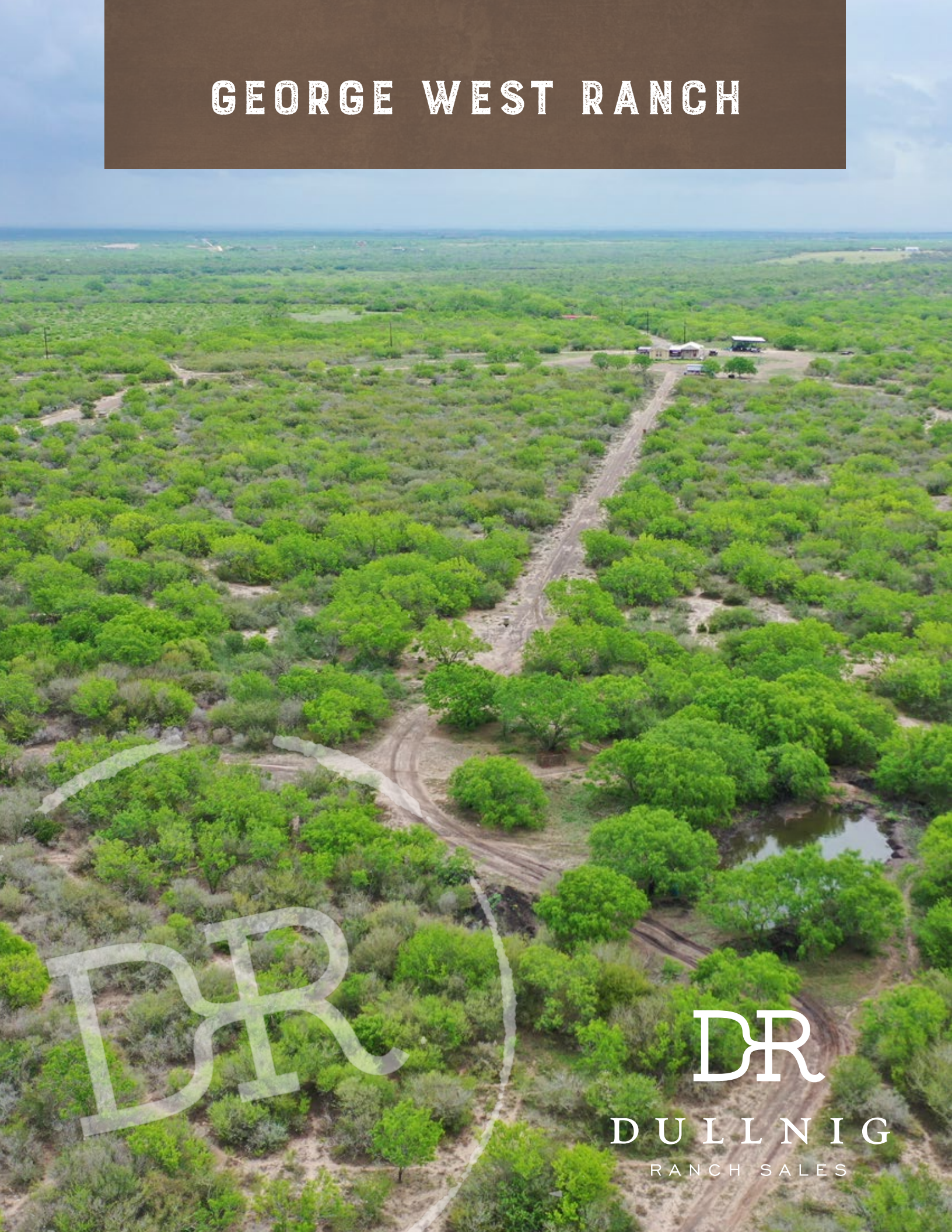


GEORGE WEST RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Located just west of George West, this is a turnkey 81± acre South Texas ranch with great hunting and close proximity to renowned bass and coastal fishing. This ranch contains two manufactured homes, a water well, 2,655± feet of county road frontage, cleared fence lines, automatic entrance gate, and a watering hole. This ranch has been meticulously cared for and will please any outdoorsman's need with little hassle for the buyer

IMPROVEMENTS

Two manufactured homes have been conjoined to create a 4 bedroom/3 bath living space that is serviced by one water well. Other improvements on this property include: 12' x 60' concrete slabbed dog kennels (12 kennels), 30' x 40' barn roof cover, 10' x 10' storage shed, low fencing on all 4 sides, a water well, and an automatic entrance gate.

81± Acres

Live Oak County



81± Acres
Live Oak County



VEGETATION/TERRAIN

This ranch is comprised of a diverse range of shrub brush common to south Texas with large mature bull Mesquites scattered throughout the property.

WATER

The water well is in excellent condition and services two homes, dog kennels, and watering hole for wild animals.

WILDLIFE

Live Oak County is known for its great whitetail deer hunting and access to all Texas native game which includes but is not limited to: dove, quail, wild hogs, turkeys, coyotes, bobcats, and other varmints native to Texas. As a fisherman you can also enjoy the incredible bass and costal fishing being in close proximity to Choke Canyon Reservoir, Lake Corpus Christi, and Corpus Christi.

81± Acres

Live Oak County



81± Acres
Live Oak County



TAXES

Contact broker.

MINERALS

Negotiable.

BROKER NOTES

The current owners live on site so please ensure at least a 24-hour notice before showing.

81± Acres

Live Oak County

MAP LINK

[Click here to view map](#)



81± Acres
Live Oak County



81± ACRES LIVE OAK COUNTY GEORGE WEST, TX

This property is located 12± miles west of George West, 22± miles south of Choke Canyon, 75± miles north of Corpus Christi, 98± miles south of San Antonio, 220± miles west of Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

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