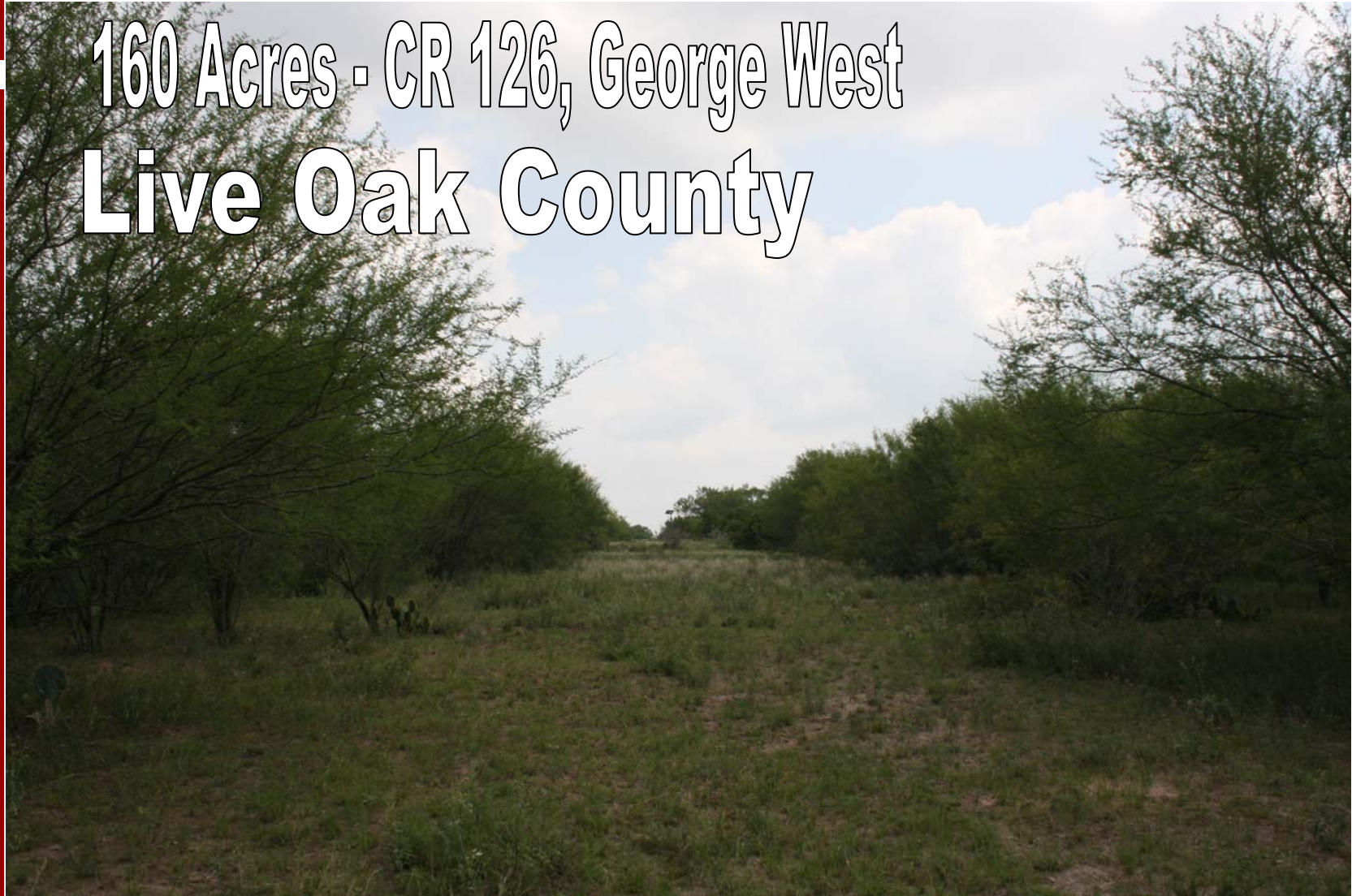


Dockery & ASSOCIATES

**160 Acres - CR 126, George West
Live Oak County**



Dockery **& ASSOCIATES**

160 Acres - CR 126, George West

Live Oak County

LOCATION - This ranch is located at the end of CR 126 in the western portion of Live Oak County, about 20 miles west of George West. The property is conveniently located about 100 miles south of San Antonio, and 75 miles north of Corpus Christi, deep in the heart of "Deer Country". Property is very near to Choke Canyon Lake & State Park. The area is noted for its rural location, and excellent deer hunting. Access is via a caliche paved county road.



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Topography & Vegetation

This property is square shaped, with topography elevations ranging from 325 to 360 feet MSL.

Vegetation is approximately 60/40% mix of native brush pasture, and re-growth brush, with large Mesquite trees. This property would make a perfect recreational ranch get-away or homesite.



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Water, Wildlife, Fences, Soils, Minerals, & Other Information

There is a water well on the property.

The property is game-fenced on three sides, however, there is abundant wildlife on the property. Neighbors are as follows - West - Wheeler; South & East - Riser; North - Smith

North fence of the property has five-strand barbed wire.

A majority of the soils are primarily sandy loams. See the soils map for more details.

The owner has all the minerals, but is not including them as part of the sale.

Terms:

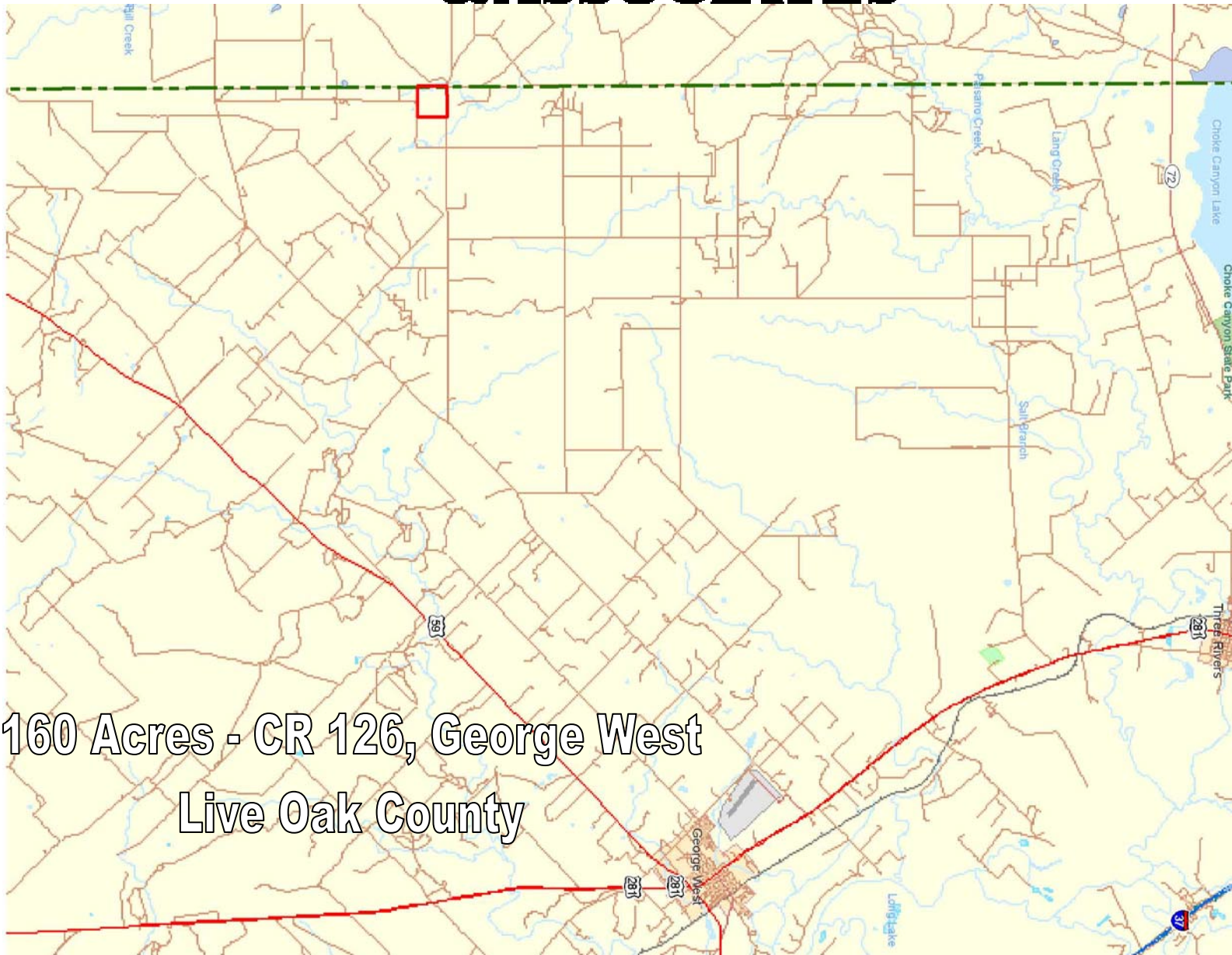
Price

\$2,950 per acre or \$472,000

For additional information , or to schedule a showing, contact Richard Dockery, broker at (361) 449-7961

Information based upon reliable sources, but not warranted by Dockery & Associates. This offering is subject to change in price or terms, and withdrawal without notice.

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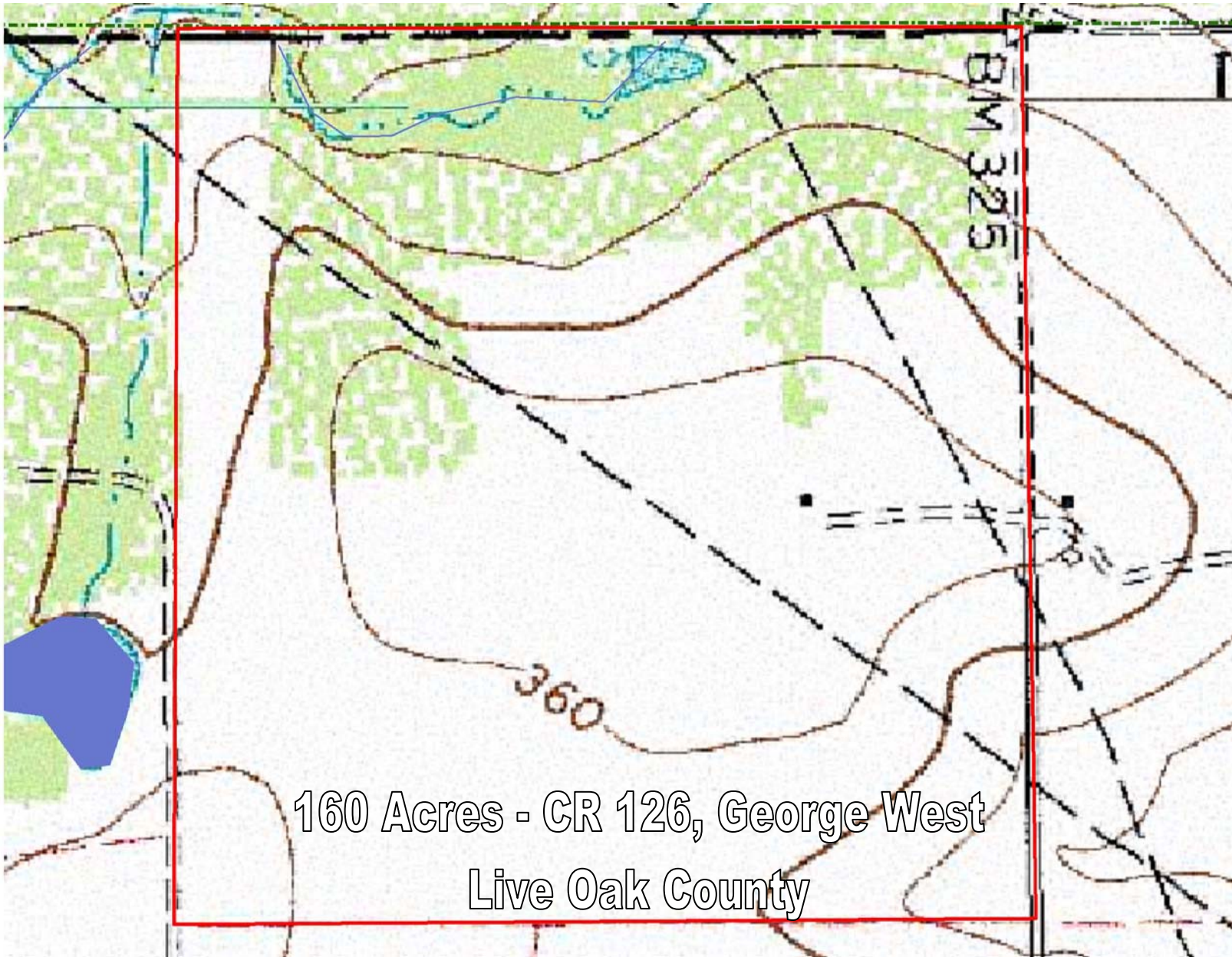
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