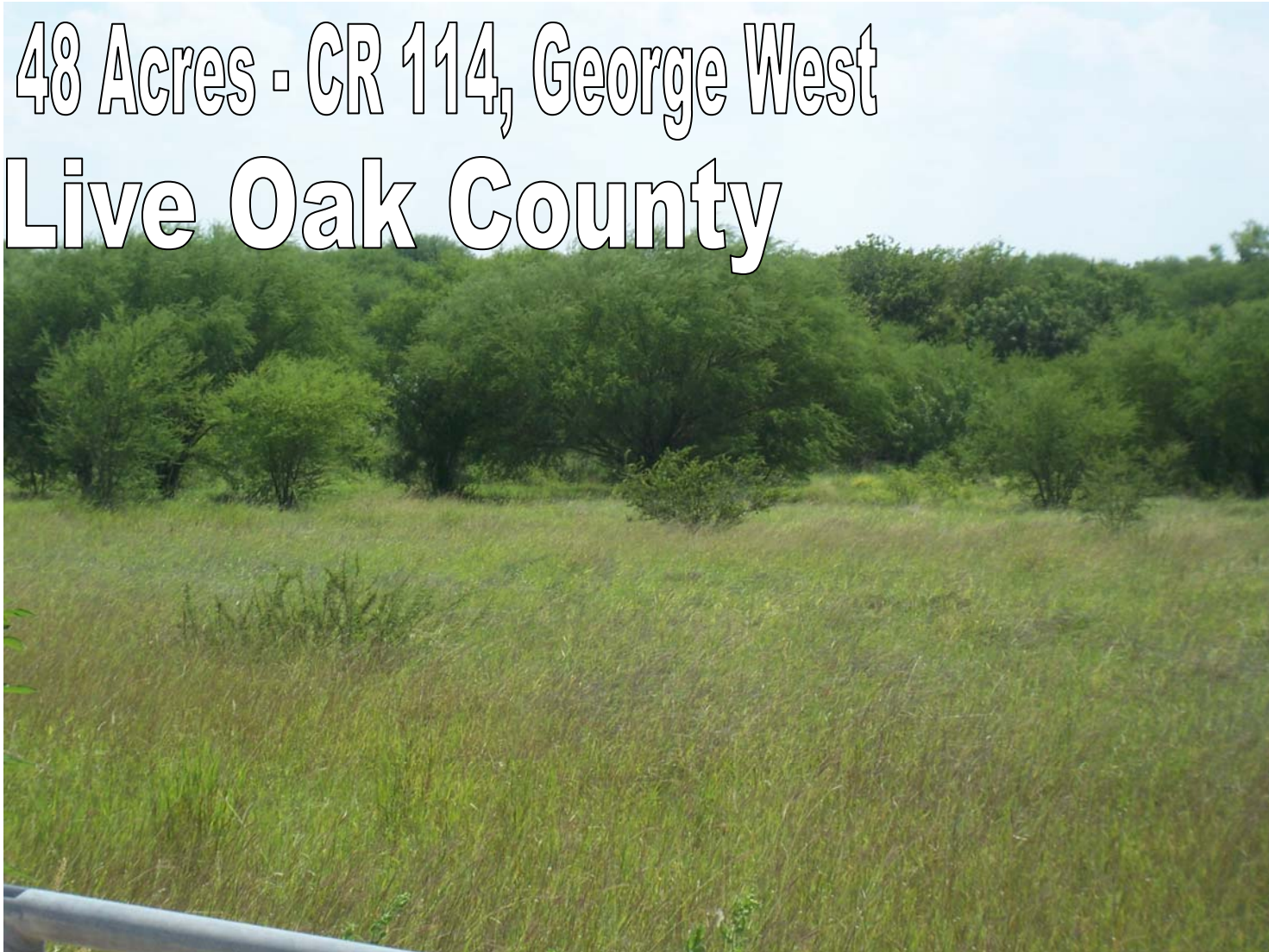


# **Dockery & ASSOCIATES**

48 Acres - CR 114, George West  
Live Oak County



P O Box 459; Three Rivers, TX 78071 361-786-2562 Fax: 361-786-3936 \* [www.dockery.cc](http://www.dockery.cc) \* [richard.dockery@gmail.com](mailto:richard.dockery@gmail.com)

# **Dockery** **& ASSOCIATES**

48 Acres - CR 114, George West

Live Oak County

**LOCATION** - This ranch is located at the intersection of CR 114 & 122 in the western portion of Live Oak County, about 15 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.



Area at seasonal creek portion of property.



Pasture & brush view

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## Topography & Vegetation

This property is basically square-shaped, with topography elevations ranging from 300 to 350 feet MSL. There is a seasonal creek running through the southwest, central portion of the property.

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



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

There is a water well on the property.

The property is situated in the heart of big-game country! All fences are low-fenced with 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:**

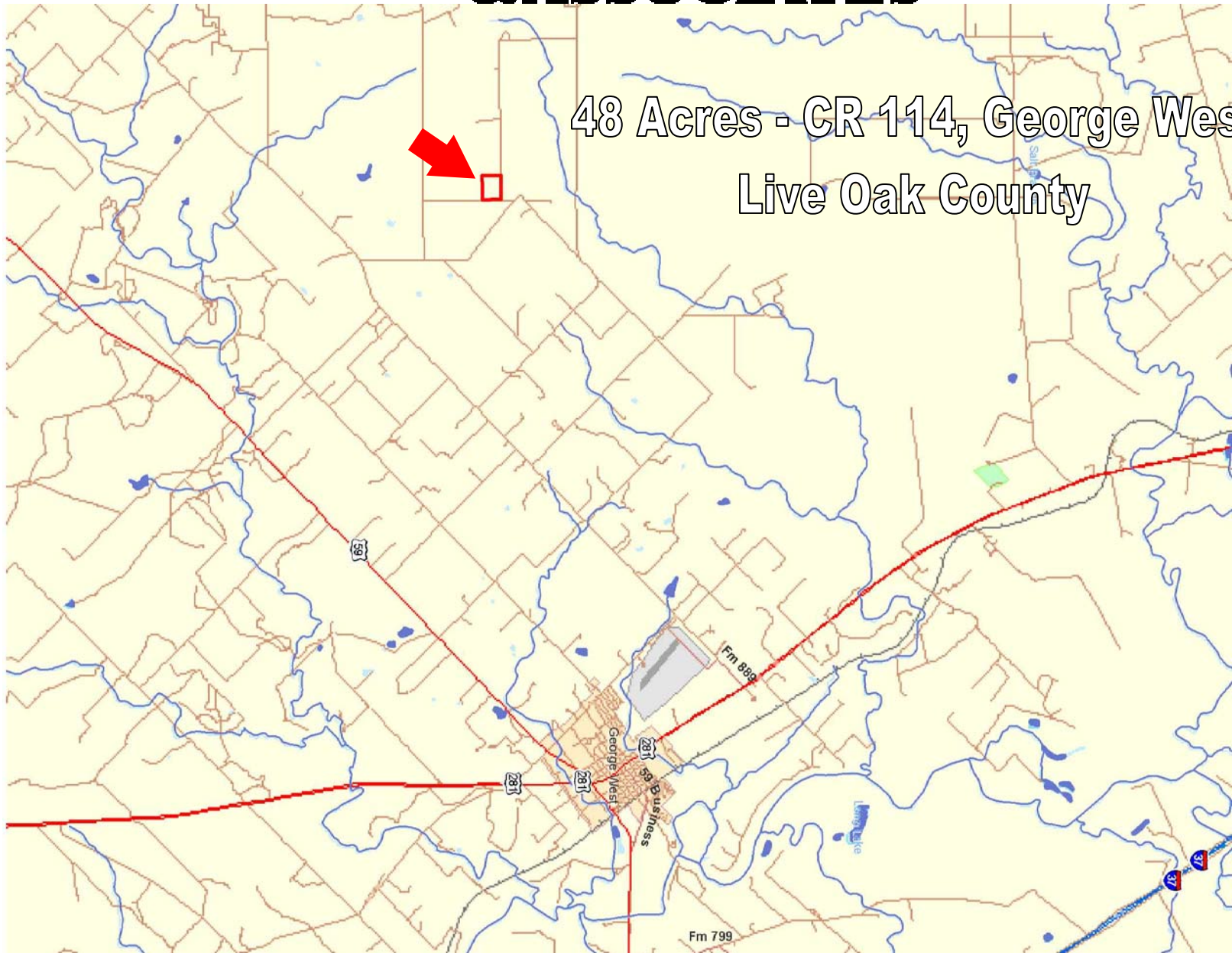
**Price**

\$2,950 per acre or \$141,600

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.

# Dockery & ASSOCIATES

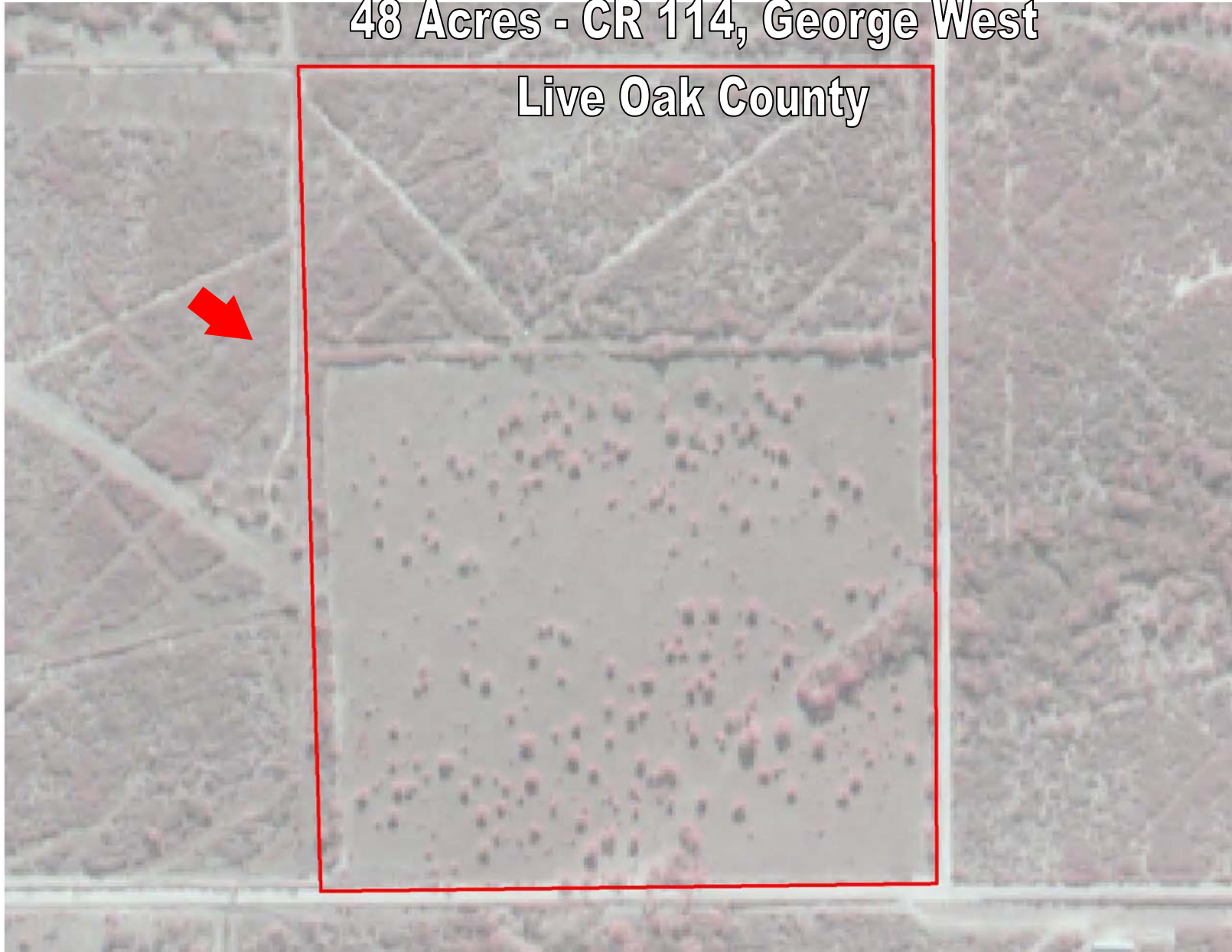


48 Acres - CR 114, George West  
Live Oak County

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48 Acres - CR 114, George West

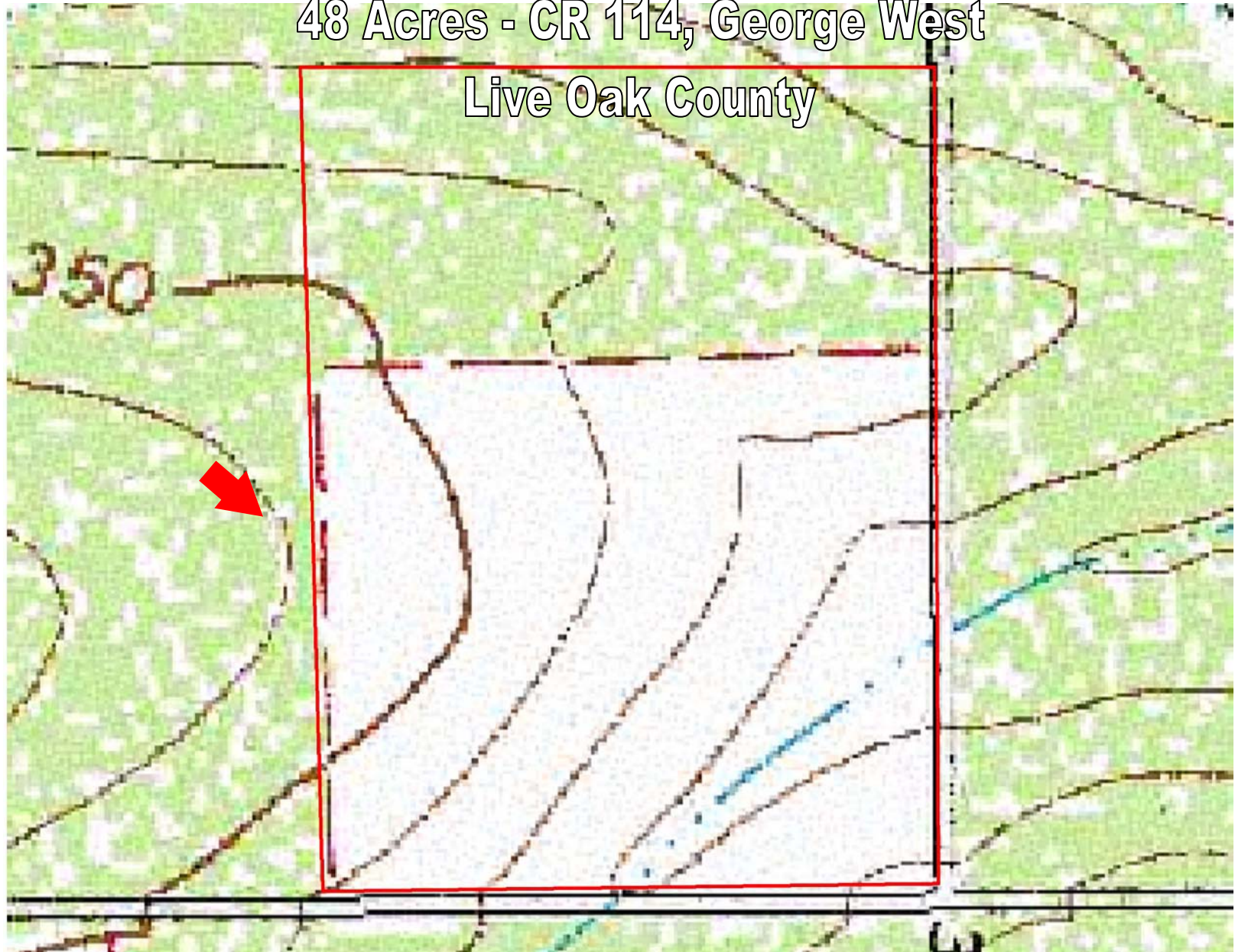
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