

20 Acres - Three Rivers
Live Oak County



Dockery **& ASSOCIATES**

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LOCATION - This ranch is located in the central portion of Live Oak County on Interstate 37, just north of Three Rivers, on the east side of I-37 about a mile south of the FM 2049 (exit #76), approximately 5 miles north of Three Rivers. The property is conveniently located less than 70 miles south of San Antonio, and 76 miles north of Corpus Christi, deep in the heart of "Deer Country". Property has frontage along the interstate, and offers excellent access to San Antonio or Corpus Christi, and is near fishing at Choke Canyon Lake & State Park. The area is rural, but not too remote.



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Topography & Vegetation

This property is rectangular shaped, with basically level elevation.

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



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

There is a water well on the property, as well as El Oso has a water line along I-37. The hook-up fee for El Oso is roughly \$3,000.

Wildlife is very abundant on the property. I guarantee that you will see animals on a regular basis.

There is no fence on the north side of the property. All other sides are five-strand barbed wire low-fenced.

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

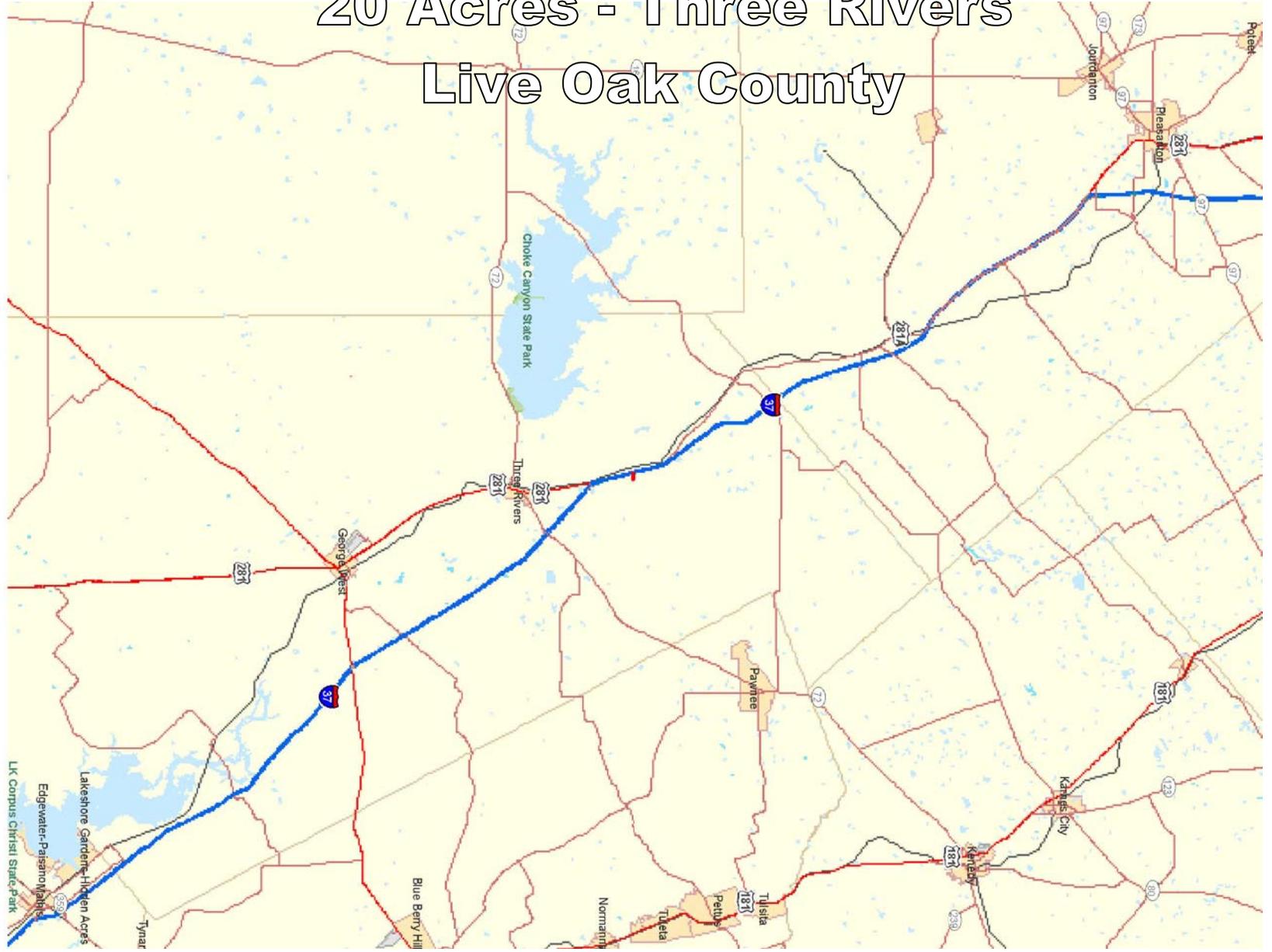
\$2,750 per acre or \$55,000

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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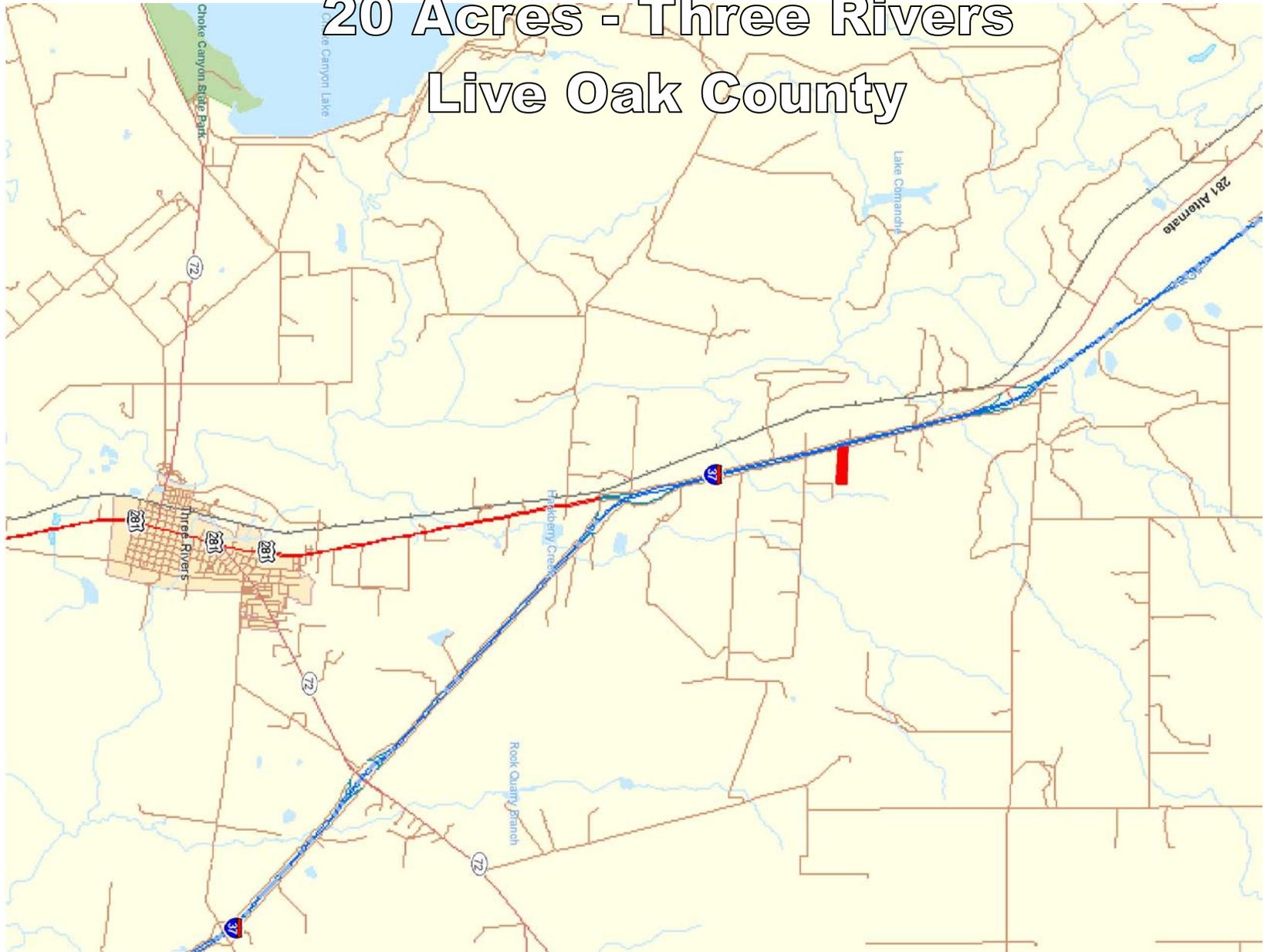


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