

# \$499,000 - 000 County Road 376, George West

MLS® #1822542

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Farm Ranch on 52.00 Acres

N/A, George West, TX

Discover the perfect hunting escape with this 52 +/- acre property in Live Oak County, Texas. This turn-key retreat is teeming with wildlife-deer, hogs, turkey, dove, and quail offering amazing hunting opportunities with ideal blind locations. The property features a cozy hunting cabin with a porch, perfect for making lasting memories with family and friends. A water well-fed pond stocked with fish, complete with a dock, sits near the cabin, providing a serene spot to relax or cool off. The wet weather creek adds to the natural charm, winding through the property and enriching the local ecosystem. Beautiful bull Mesquite trees and thick brush provide ample shade and privacy, and cleared interior trails make it easy to explore every corner of this outdoor paradise. Convenient access from a quiet county road and larger neighboring properties offers both seclusion and peace. Power is already in place with an active meter, and the land boasts an ag exemption, ensuring low taxes. There's also a car/farm equipment vehicle port for added convenience.

Located just 6 +/- miles from both George West and Three Rivers, 30 +/- miles from Beeville, and 65 +/- miles from San Antonio, this property is ideally situated for a quick getaway or long weekends retreats. Whether you're hunting, relaxing, or just enjoying the beauty of the great outdoors, this property is ready to host your next adventure.



## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | 1822542    |
| Price     | \$499,000  |
| Bathrooms | 0.00       |
| Acres     | 52.00      |
| Type      | Farm Ranch |
| Sub-Type  | Farm/Ranch |
| Status    | Active     |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 000 County Road 376 |
| Area        | 3100                |
| Subdivision | N/A                 |
| City        | George West         |
| County      | Live Oak            |
| State       | TX                  |
| Zip Code    | 78022               |

## Amenities

|           |                    |
|-----------|--------------------|
| Utilities | Electricity, Water |
|-----------|--------------------|

## School Information

|            |                 |
|------------|-----------------|
| District   | George West ISD |
| Elementary | Call District   |
| Middle     | Call District   |
| High       | Call District   |

## Additional Information

|                |     |
|----------------|-----|
| Days on Market | 353 |
|----------------|-----|

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Gaines Slade                 |
| Listing Office | Coldwell Banker D'Ann Harper |

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