

\$264,950 - 3187 Hwy 72, Three Rivers

MLS® #1849302

\$264,950

Bedroom, Bathroom,
Land on 10.02 Acres

na, Three Rivers, TX

A prime residential development tract located on Hwy 72 directly across from Choke Canyon State Park. The 10-acre tract is conveniently located 5 miles from both the South Shore and Calliham Unit Boat Ramp and is only 8 miles from Three Rivers. Seller has a preliminary plat with 10 approximately 1-acre lots accessed by a common entrance from Hwy 72. Water is available from El Oso Water Supply and electricity is available from Karnes Electric Co-op. The tract has approximately 925' of frontage on Hwy 72. The property has about 20' of elevation change sloping downhill from east to west. It has several nice mature trees including Live Oaks and Mesquites. El Oso WSC has a line running along the northern boundary and confirms additional taps are available. Karnes Electric Co-op has lines running along the frontage and several service poles on the interior of the property. Septic systems will be needed. The seller has brought in over 80 loads of base material to aid with the future development. Ask broker for subdivision plat.

Essential Information

MLS® #	1849302
Price	\$264,950
Acres	10.02
Type	Land
Sub-Type	Rural



Status	Active
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Community Information

Address	3187 Hwy 72
Area	3100
Subdivision	na
City	Three Rivers
County	Live Oak
State	TX
Zip Code	78071

Amenities

Amenities	None
Utilities	Water System, Electric

Exterior

Lot Description	Undeveloped
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School Information

District	Three Rivers
Elementary	Three Rivers
Middle	Three Rivers
High	Three Rivers

Additional Information

Date Listed	March 12th, 2025
Days on Market	228
Zoning	RESIDENTIAL

Listing Details

Listing Agent	John Melnar
Listing Office	Grand Land Realty LLC

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