

# \$615,000 - Tbd Cr 325, George West

MLS® #1913928

**\$615,000**

2 Bedroom, 1.00 Bathroom,  
Farm Ranch on 45.79 Acres

N/A, George West, TX

Located near Cadiz northwest of Beeville, this 46+ acre lot is the perfect place to get away from it all! Includes a cozy 2 bedroom/1 bathroom camp house with a rustic outdoor bar and a large closed-in back patio set up for target shooting from indoors - complete with a shooting stand and a gun embrasure. Numerous cub scout badges have been earned on this property - hiking, target and skeet shooting, fishing, canoeing, tracking, camping and outdoor cooking to name a few. A large barn with covered areas on three sides can hold a nice-sized workshop, tractor and more. Spot deer, hogs, coyotes, turkeys and things that slither and swim. "Bob" the bobcat has been a frequent boarder in the treehouse for years! A pump-fed pond with a windmill for aeration is located a short walk from the main house and is complete with a clay bottom to help it retain water. An outdoor kitchen/loft building is in progress near the pond, featuring recovered wood interior walls, a metal roof and awning. Senderos have been cut through the brush for ease of traversing the property and animal tracks and beautiful wildflowers are more often than not found up and down them. The northwest corner of the property is the highest point and provides views for miles around. That area is also set up for a second well-fed pond. Fifteen minutes to Beeville, 16 minutes to George West, and a little over an hour to Corpus Christi - this is the perfect home or weekend getaway for those who want a quiet life and/or more time in nature.



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | 1913928    |
| Price      | \$615,000  |
| Bedrooms   | 2          |
| Bathrooms  | 1.00       |
| Full Baths | 1          |
| Acres      | 45.79      |
| Type       | Farm Ranch |
| Sub-Type   | Farm/Ranch |
| Status     | Active     |

## Community Information

|             |             |
|-------------|-------------|
| Address     | Tbd Cr 325  |
| Area        | 3100        |
| Subdivision | N/A         |
| City        | George West |
| County      | Live Oak    |
| State       | TX          |
| Zip Code    | 78022       |

## Amenities

|           |             |
|-----------|-------------|
| Utilities | Electricity |
|-----------|-------------|

## School Information

|            |               |
|------------|---------------|
| District   | Beeville ISD  |
| Elementary | Call District |
| Middle     | Call District |
| High       | A.C Jones     |

## Additional Information

|                |    |
|----------------|----|
| Days on Market | 23 |
|----------------|----|

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Agent  | Debra Park                  |
| Listing Office | Park-Breidenbach Properties |

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