



131 CR 324 Three Rivers, Texas

Offered at \$288,500

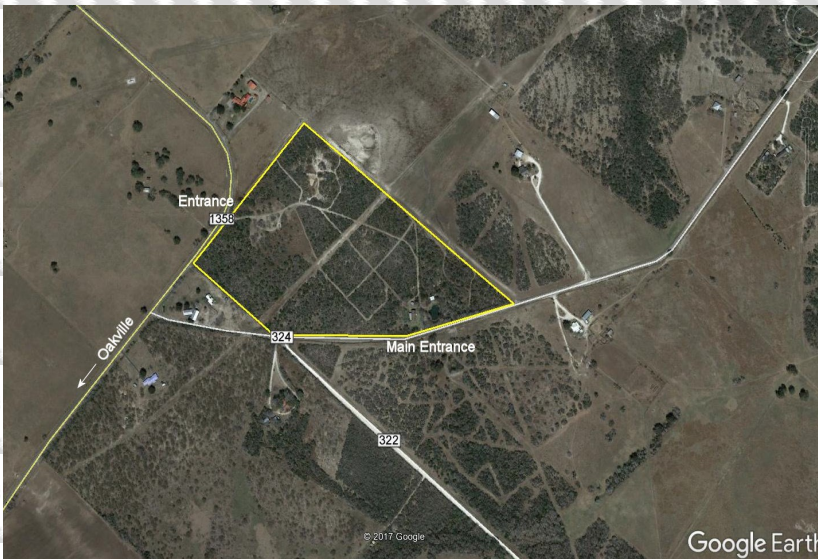


Home on 48.526 acres

For more information, please view
www.desertflowerrealty.com

48.5 Acres in Live Oak County

This wonderfully quiet, country home is located 20 miles equidistant to Three Rivers, George West, and Beeville. Come stay for weekend or for a lifetime. Enjoy evenings on the deck watching the goldfish in the tank and all that the Texas brush country has to offer. Unpack your bags and move right in. Most of the furnishings and equipment including a truck, tractor, 4-wheeler and more are included with the property.



INFORMATION:

- **48.526 Acres**
- Two Water Wells
- Larger of two Tanks is Fed by Water Well
- Additional Smaller Water Tank also Fed by Water Well
- Separate Entrance on NW side of Ranch
- Native Brush with Large Trees throughout
- Well-maintained Senderos
- Potting Shed with Equipment
- **Two Complete Workshops with Equipment included**

- **1,984 SQFT, 3BD/2BA** Custom Built, Fully-Furnished, Manufactured Home built in 2001 with High-quality upgrades and attention to detail
- Home is permanently affixed to concrete foundation
- 60' x 16' Covered Patio
- Sheet Rock Walls, Double-Pane Windows and Extra Insulation
- Cathedral Ceiling/Crown Molding/Limestone Wood-burning fireplace/ Oak Mantel interior of home
- Kitchen has Custom Cabinetry/Prep Island/Ceramic Tile Flooring
- Large Laundry Room with Back Patio Access
- Home Office attached to Master Bedroom/Large Walk-in closets
- Large Master Bath with Stand Alone Tub

DIRECTIONS:

From Hwy 37 at Oakville, travel east onto FM 1358 for approx. 6.5 miles. Take right onto CR 324. Property is on the left.



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