



80 Acre Horse Property & Ranch

Offered at \$625,000



745 FM 889, George West, TX

For more information, please view
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Google

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0 500 1000 1500 2000ft

Boundary





The 80-acre ranch is a turn-key, horse lover's dream, centrally located in Live Oak County. The convenient location places the property almost equidistant to Corpus Christi and San Antonio and only minutes from George West.

George West	8 miles Southeast
Three Rivers	14 miles Northeast
Beeville	32 miles West
Corpus Christi	70 miles South
San Antonio	80 miles North

Water recreation is nearby with Choke Canyon State Reservoir to the north and Lake Corpus Christi and Corpus Christi Bay to the south.

The topography on the property is gently rolling with beautiful views of the surrounding countryside.

The vegetation consists of approximately 60-70% South Texas native brush with the remaining acreage in multiple pastures of improved grasses with loafing sheds. Large shade trees are found throughout the ranch.

The existing soils are Pernitas sandy clay loam, Annarose fine sandy loam and Pernitas fine sandy loam.

Water is provided by two tanks that catch water. A water well supplies water to the house and stalls.



The exterior improvements include everything necessary to conduct a quality equine operation with quality country living.

- Huge Roping Arena with Great Ground
- Large 4-Horse Walker
- Wash Rack
- Breeding Stock
- All Pipe Pens
- Metal 5-Stall Barn with 10' X 20' Stalls
- 4-Stall Barn with 14' X 14' Stalls or Two 14' X 28' Stalls
- Large Covered 30' X 30' Pens
- 7 Turn-Out Pens with Loafing Sheds
- 1 Large Stallion Turn-Out Pen with Loafing Shed
- 2 Enclosed Barn/Feed Room Areas
- 3 Very Large Hay/ Equipment Barns
- Smokehouse
- 7 Portable Stalls Under Cover are available





The winding drive on this country gem welcomes visitors to the home that sits on a hill surrounded by shade trees and serenity.

- **3 or 4BR/ 2 BA/ 2-Car Brick Carport**
- **2,400 sq. ft.**
- **Fully Remodeled**
- Enclosed Garage/ Shop
- 2 Large Living Areas flank the kitchen
- Laundry Room
- Cathedral Ceiling with Barnwood Beam
- Wood Burning, Stone Fireplace
- Granite, Barnwood & Tile Throughout
- Kitchen with Stainless Steel Appliances and Double Oven
- New Soft-Close Cabinets with Slide Out Drawer Pantries
- Water Softener
- New Energy Efficient Windows
- In-Ground Swimming Pool
- Jacuzzi Tub
- ADT Alarm and Cameras
- 2017 Taxes \$1,845 w/ Homestead and Ag Exemptions

This is a surface offering only



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Desert Flower
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RANCH & RESIDENTIAL SALES



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