



Nueces River 2.9 acres

Offered at \$159,500



141 Swimming Hole Drive

For more information, please view
www.desertflowerrealty.com

Live Oak County River Oasis

Located near Historic George West, Texas in the Old Swimming Hole Subdivision on 2.9 acres with approx. 160ft of river frontage along the Nueces River. Beautiful mature mesquite trees line your drive up to this quaint 3BD/1BA home. Enjoy awesome outdoor living space with walkways down to the river.



INFORMATION:

- **3BR/1BA/2CCP approx. 720 SQFT**
- **2.9 Acres with River Frontage**
- 15 RV Spaces w/electricity, potential income property
- Covered Back Porches great for entertaining
- 2 carport w/ storage
- Laminate flooring
- Walkways down to the river
- Covered Decking, Outdoor TV connection
- Morbach Public Water
- Live Oak County, George West ISD
- 2016 Taxes: \$209.79

DIRECTIONS: From Hwy 37 take Exit 56 Hwy 59 toward George West. Turn right onto FM 799 continue on CR 304 for 1.2 miles. Turn Left onto CR 303 for 3/4 mile take a right onto Swimming Hole Dr. Property is on right; 141 Swimming Hole Dr.



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