

76.57 ACRES LIVE OAK RANCH

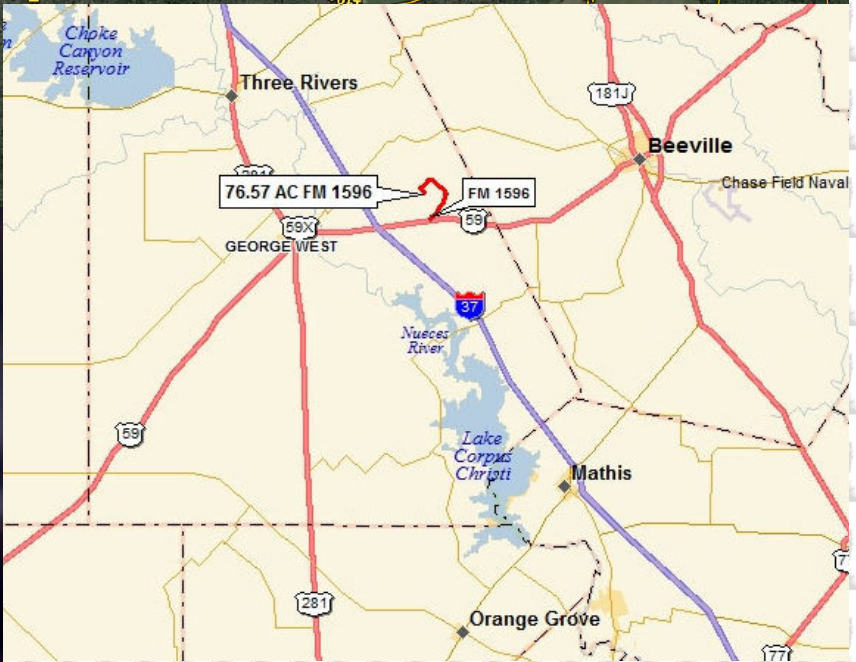
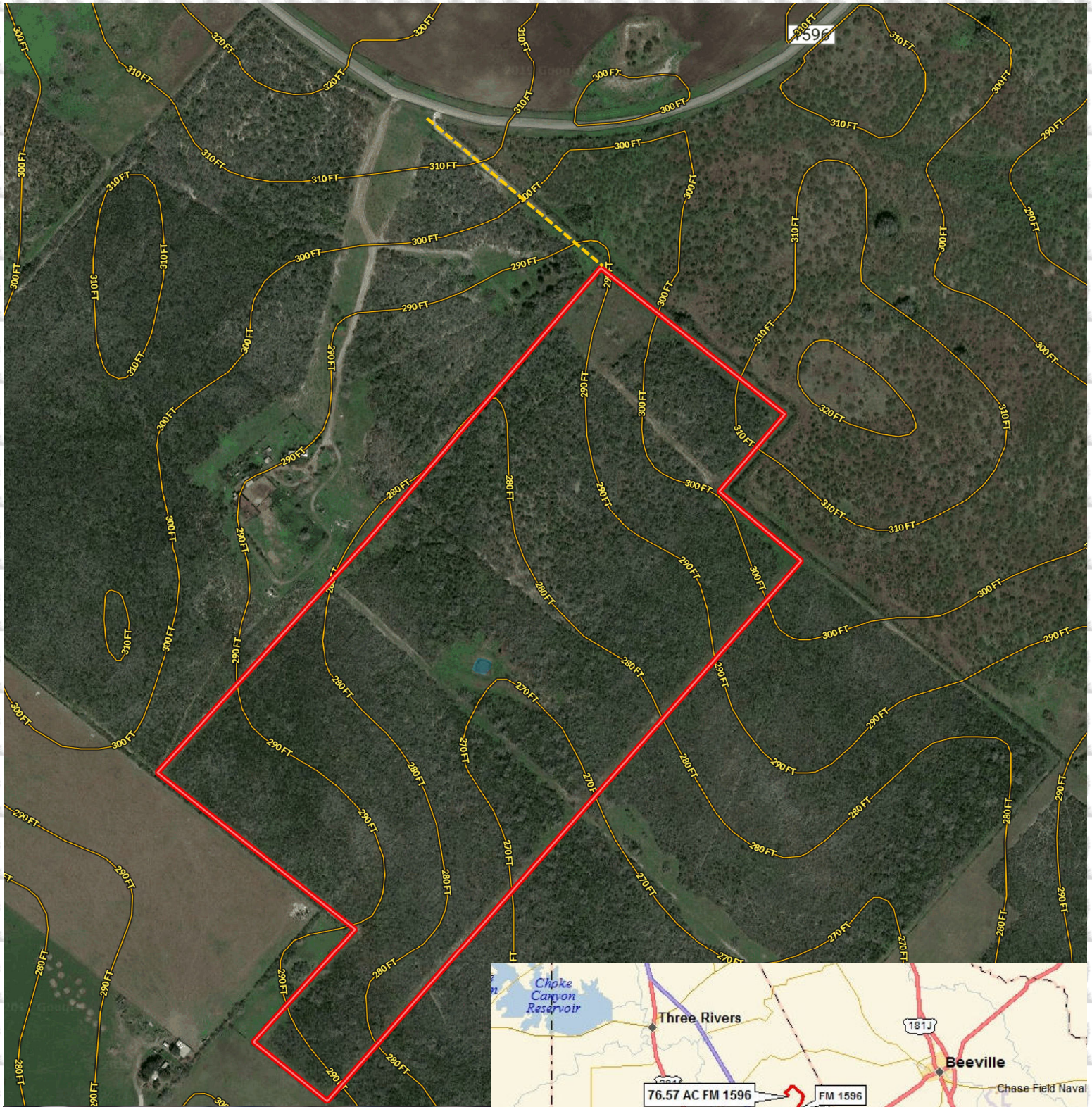


555 FM 1596, Live Oak County, Texas



Offered at \$254,000

For more information, please view
www.desertflowerrealty.com





Live Oak Ranch is a great-sized recreation ranch near the Live Oak and Bee County lines. This private gem is accessed off of an exclusive easement road.

The Guajillo, granjeno, guayacon, prickly pear, basil, hog plum, and other vegetation provide thick cover and forage for the animal population. All manner of wildlife call this ranch home from: deer and hogs; to mourning dove, white winged dove, bobwhite quail and more.

Two small cleared areas near the entrance and tank serve as strategic locations for hunting. A small tank is nestled in the middle of the ranch for optimal access. A well-kept sendero traverses the ranch and eases travel across the property.

The ranch is unimproved with electricity easily accessible.
This is a surface offering only.

Location

The ranch is located in the east-central area of Live Oak County, north of Hwy 59, along a private easement off of FM 1596.

George West- 13 miles W Beeville- 20 miles E
Corpus Christi-62 miles S San Antonio- 90 miles N
Choke Canyon State Park- 30 miles NW
Lake Corpus Christi- 35 miles NW

Directions

From the intersection of IH-37 and Hwy 59, travel East on Hwy 59 for 3.5 miles to FM 1596. Travel North on FM 1596 for 4.5 miles. There is a locked gate on the easement road on FM 1596. Travel a short distance on the easement road. The entrance to the property is at a locked gate on the right.



Desert Flower Realty, Inc.

PO Box 1657, 506 Houston St.
George West, Texas 78022

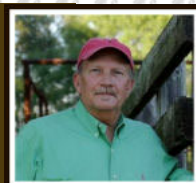


John T. Walker, broker

361.449.2051 office

361.362.9499 cell

walker@desertflowerrealty.com





Information, while based upon information furnished from other sources deemed to be reliable, is not in any way, warranted by Desert Flower Realty, Inc. This offering is subject to prior changes in price or terms and withdrawal without notice.