

# George West Ranch

80± ACRES | LIVE OAK COUNTY, TEXAS



Texas Ranch Sales, LLC  
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**GREAT LOCATION** just 10± minutes from George West, Texas



**ONE ELECTRIC WELL** at the north end of the ranch



**FRONTAGE** on Farm to Market Road 1873 and County Road 116



**SINGLE PHASE ELECTRICITY**



**NUMEROUS HOMESITE LOCATIONS**



**GOOD TRAILS AND SENDEROS** give access through the dense brush and tree coverage



**LOW FENCED**



**ABUNDANT WILDLIFE** such as Whitetail deer, turkey, dove, and quail









George West Ranch is an excellent 80± acre South Texas hunting and cattle ranch for sale in Live Oak County. The ranch is located less than 10 miles from George West, Texas, about 16± minutes to Three Rivers, and just 33± minutes from the countless recreational pursuits available on Lake Corpus Christi. This property is an excellent site for a weekend getaway or secluded home with frontage on both Farm to Market Road 1873 and County Road 116.

The ranch is currently low fenced on all sides and covered in high protein brush varieties. Various hardwood trees provide peaceful seclusion throughout the parcel. Native wildlife such as Whitetail deer, turkey, dove, and an abundance of quail frequent the property seeking cover among the trees and brush.

Single phase electricity is available on the property, and there is an electric well located on the north end of the ranch.

This raw 80± acre tract is ready to be turned into the perfect cattle ranch, homestead, or hunting retreat convenient to numerous amenities and recreation. This is a great piece of South Texas brush country that is ready for a savvy ranch buyer's creative vision to take shape.







0

500

1000

1500







# MATTHEW FRANEK

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Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

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