



KBC Ranch

3324 N Hwy 37 Access, Three Rivers, TX 78071

82 Acres

\$574,140



UNRESTRICTED

HIGHWAY FRONTAGE

WATER & ELECTRIC

KBC Ranch is 82 acres of prime hunting and development land in Live Oak County, near the intersection of I-37 and Hwy 281, just north of Three Rivers, TX. There are numerous species of wildlife that call this place home, including whitetail deer, hogs, turkey, quail and many more. This property would serve as a great investment as it has 1400 feet of I-37 frontage. It would make for a great long term hold while still enjoying it for recreational or homestead use.

82 acres mostly comprised of mesquite, hackberry, prickly pear cactus, white brush, and other native plant species common in this area. There is a half-acre pond that holds water year-round and is approximately 12 feet deep at the center. Additionally, seasonal Hackberry Creek runs through the north corner of the property. There are several places where an additional pond could be dammed along this creek. Great fencing surrounds the entire perimeter except the back.

There is an approximate 300 sq ft. hunting cabin located on the front of the property that has both water and electric. There are several easements/pipelines on the property that the current owners have made into shooting lanes for hunting purposes. These cutaways are ideal spots for wildlife to come out of the brush for open grazing.

An additional 193 acres are available at the back of the property for \$773,960 (\$4,000/acre).

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Dustin Preston

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(281) 787-5401



LOCATION

Live Oak County, Three Rivers ISD.

6 miles to Three Rivers. Conveniently located one hour south of San Antonio and one hour north of Corpus Christi.

DIRECTIONS

From San Antonio, head south on I-37. Take exit 72, make a u-turn at Love's gas station, turn right to get onto the I-37 frontage road, in 0.8 mile the gated entrance is on the left.

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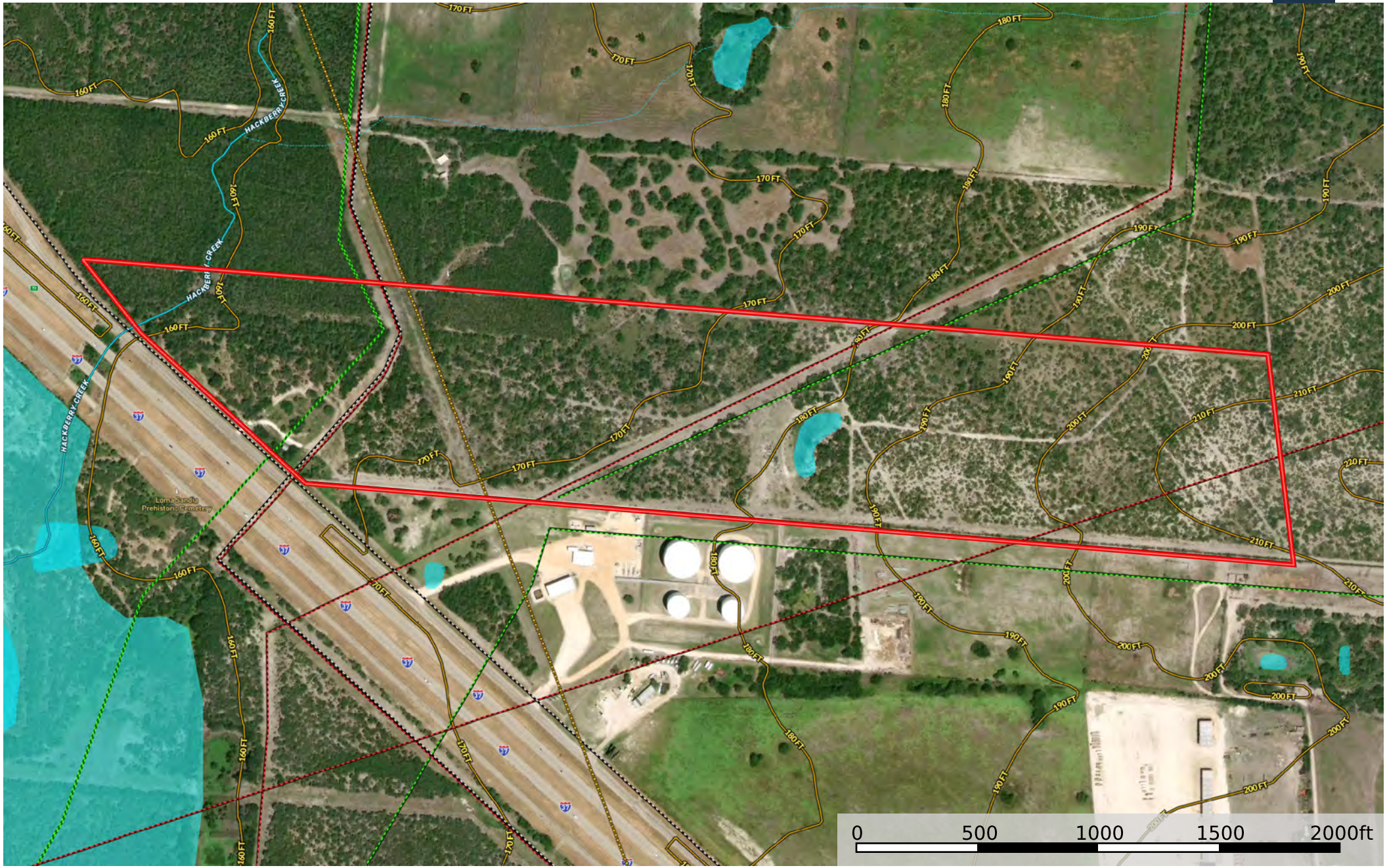
(281) 787-5401



 Boundary

KBC Ranch 82

Live Oak County, Texas, 82 AC +/-

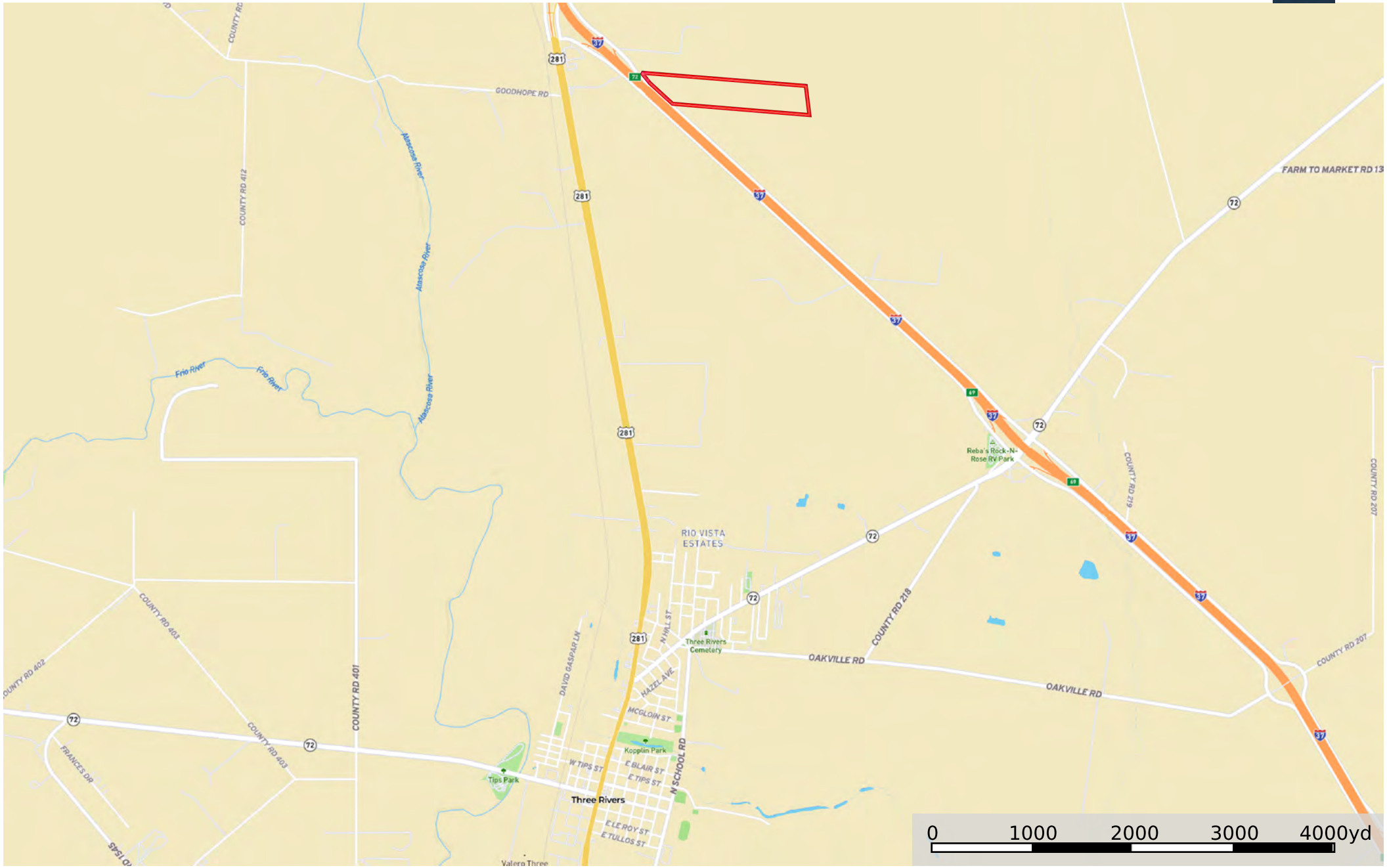


info@grandlandco.com
 Map boundary is derived from tax parcel data and may not represent the actual property boundary.

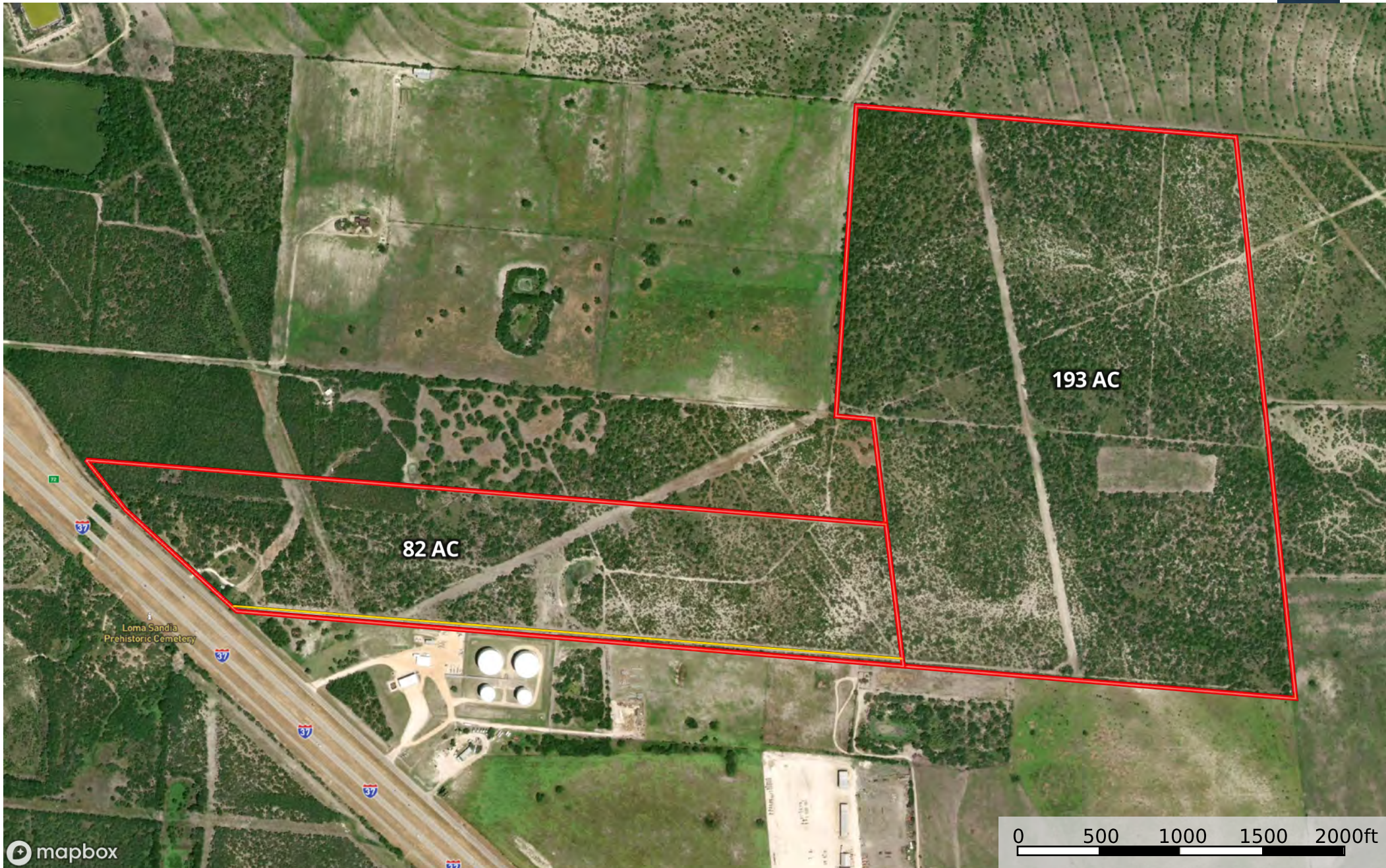
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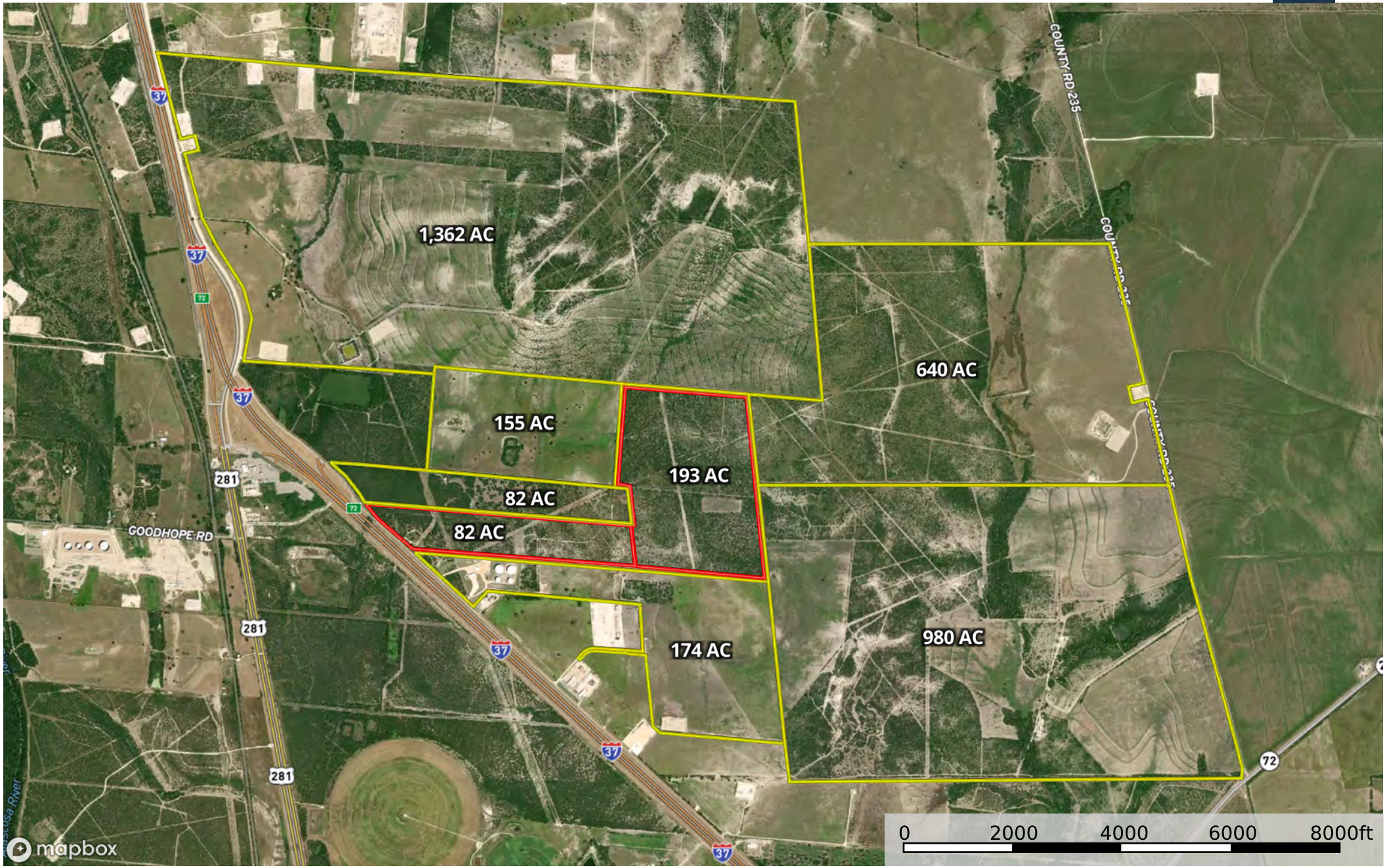


Boundary



Back Access Road

Boundary



Boundary Neighbor