



FELICITY FAMILY FARM

162 County Road 410 George West, TX
13 Acres | 5 Bed/ 3.5 Bath | \$699,950



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PROPERTY DESCRIPTION

A rural residential property that was built with forever in mind. The 3500sq ft 5 bed/3.5 bath home is set on 13 acres, just far enough from town for privacy but close enough for convenience. There is plenty of room for your family and your animals. GWISD schools, the grocery store, numerous churches, the feed store, and the post office are only 5 minutes from this home. Come raise a family in the quiet ranching community of George West.

Every property has its vibe. A forever home like this puts off a vibe of pure joy and happiness! The curve in the driveway, the sunset views enjoyed from the front porch, and the sandy area in the yard where friends and family played countless volleyball games. You can feel the love and laughter that has filled this home for many years. The result of a house designed with forever in mind supports all life phases. From raising a family to playing hide and seek with your grandchildren to caring for elderly parents to growing old yourself.

The home features 3500 sq ft of living space, 5 bedrooms, 3.5 baths, and adorns 13 acres just outside the city limits of George West. The acreage is evenly divided between the pasture and the homesite, with a view to enjoy from the large back porch and outdoor fireplace. The interior of the home features a large island kitchen with bar seating for eight of your friends and family, a giant family room open to the kitchen, formal dining or flex space, a generous laundry room, a convenient drop zone for organization, a substantial primary bedroom and bathroom with separate his and her closets, and four bedrooms on the opposite side of the home. Two bedrooms share a Jack and Jill bathroom, and another bedroom offers an ensuite, perfect for overnight guests or long-term multi-generational living.

The main areas of the home feature stunning large-format tile flooring, with the bedrooms offering a choice of laminate, tile, and carpet. The exquisite custom oak cabinetry in the kitchen is crowned with desirable granite countertops. The oak cabinets continue throughout the home, providing warmth and ample storage.

The 13.08 acres is fenced equally into two separate pastures. The house pasture is very open and contains mostly improved grasses, and the back pasture is best described as native pasture interspersed with some large Mesquite trees and Huisache. Electricity to the house is run underground while a separate overhead line comes in from the adjacent property to service the water well and small barn that housed many 4H animals for the sellers. The water well is approximately 300ft, produces 10-12 GPM, and is located in the Oakville Aquifer, which produces excellent water.

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SCAN HERE TO SEE MORE OF
THE FELICITY FAMILY FARM

LOCATION

Live Oak County

3.7 miles to George West, 10 miles to Three Rivers, 28 miles to Beeville, 65 miles to Corpus Christi, 85 miles to downtown San Antonio, and 92 miles to San Antonio International Airport.

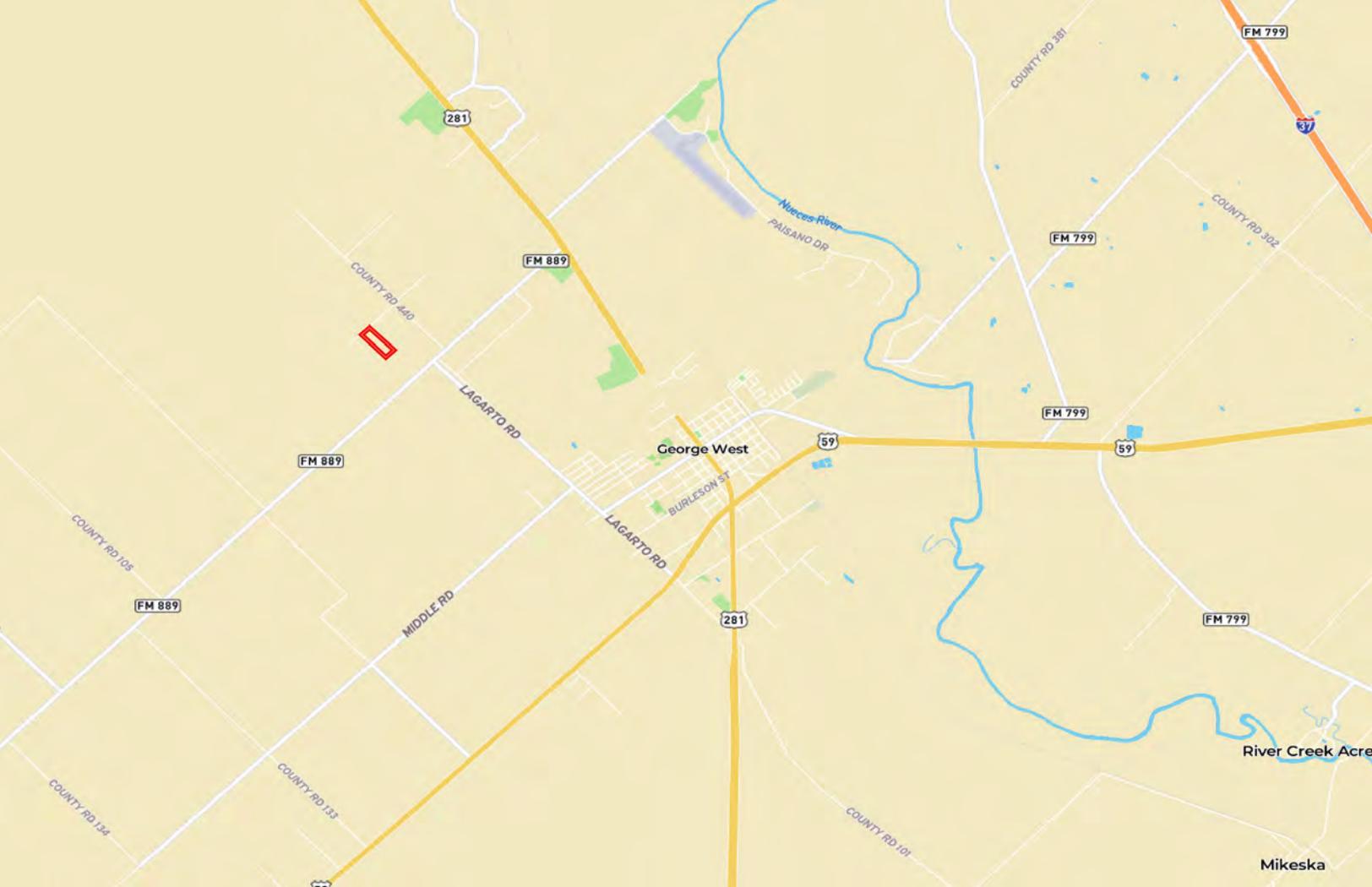
DIRECTIONS

From Highway 281, go west on FM 889 for 1.2 miles, turn right on CR 440, proceed .5 miles, turn left on CR 410, go .2 miles, gate will be on the right.

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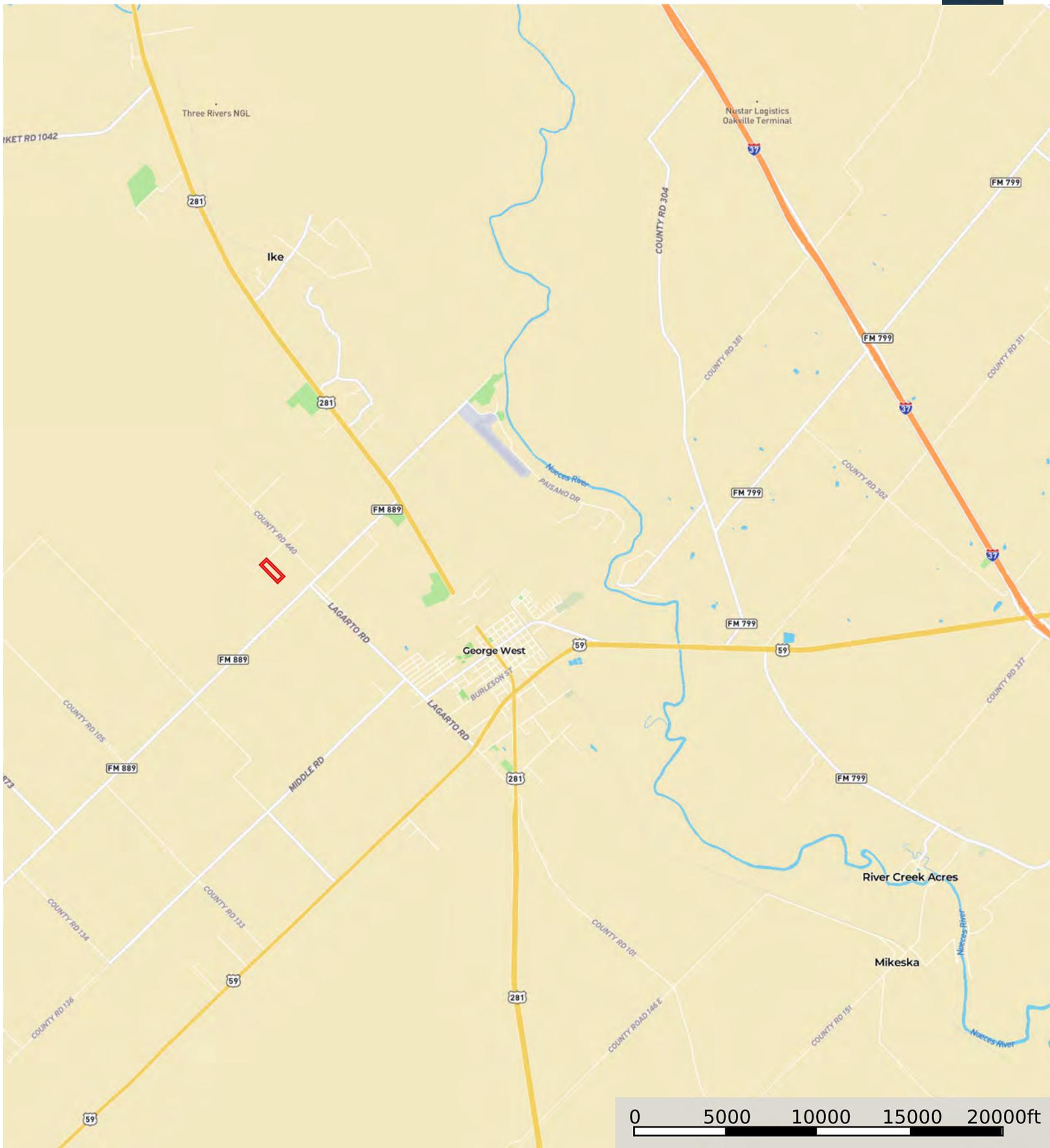
Boundary



Boundary

162 CR 410 George West TX 78022

Live Oak County, Texas, 13 AC +/-



Boundary



Boundary 1 Boundary