



NUECES RIVER RETREAT

3722 Hwy 59 W George West, TX

40 Acres | \$499,950



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John Melnar

Broker

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PROPERTY DESCRIPTION

A unique recreational tract on the Nueces River with direct access off Hwy 59 located just outside George West. This property has a combination of semi-open pasture and closed canopy woodland in the river bottom, studded with mature Live Oaks. Enjoy year-round hunting and fishing opportunities from deer and dove hunting in the fall and winter, chase turkeys and white bass in the spring, and catch catfish all year long. This is a rare opportunity to own Nueces River frontage with tons of wildlife. Complete with a water well and electricity, this property is waiting for the next owner to enjoy and make memories with family and friends.

Starting at the highway the property stair steps down from 130' to 100' at the river. The property is evenly divided into two habitat types, a semi-open upland with a dense grass layer and a closed canopy woodland with towering Live Oaks and Elms.

The upland area is a former pasture that has a good mix of woody plants and dense grasses which serve as great habitat for quail. A newly hatched covey of Bobwhites was observed recently. The lower half of the property is classic river bottom country with huge Live Oaks, Cedar Elms, and Hackberries that are draped in Spanish Moss. This riverine corridor is a haven for wildlife including Whitetail Deer, Rio Grande Turkeys, and hogs. Little Gambel Gully enters and exits the property near the highway and then returns to cross the property again in the middle of the property.

There is approximately 400' of frontage on the Nueces River. A portion of the property lies within the FEMA 100-year floodplain.

There is a basic hunter's camp with a water well and electricity present located in the middle of the property. Old Marbach School WSC has a water line running along Hwy 59, contact the WSC for availability of a tap. All hunting blinds and feeders are owned by the lessees and will not covey.

The property is qualified for the Wildlife Management Tax Valuation. 2022 taxes were approximately \$45.00

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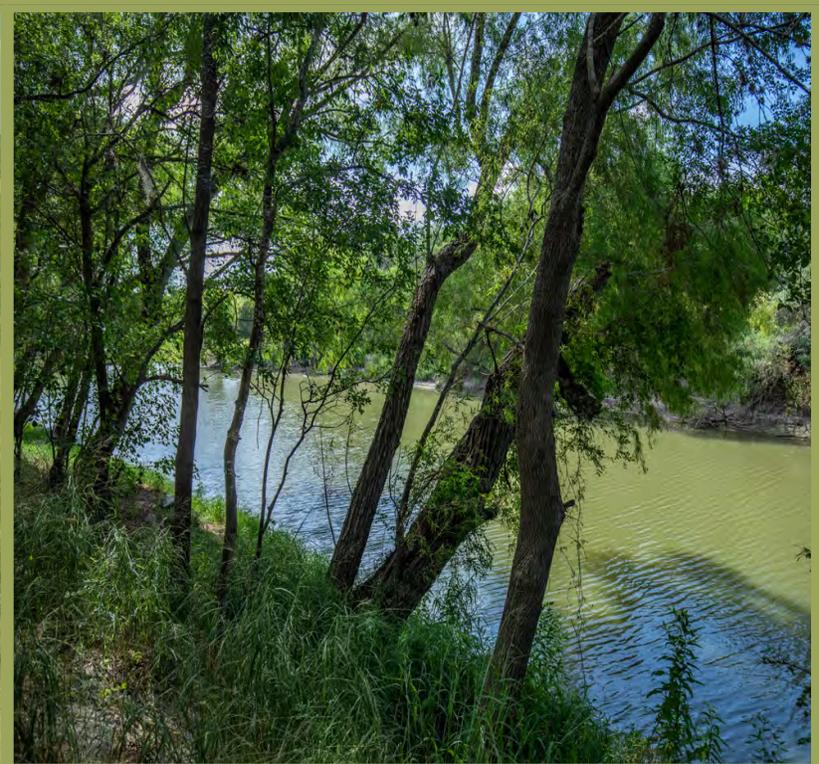


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NUECES RIVER RETREAT

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MID-STORY

Lime Prickly Ash
Winged Elm
Brazil
Granjeno
Spanish Dagger
Buckley's Yucca
Prickly Pear

TREES

Live Oak
Cedar Elm
Hackberry, Ash
Mesquite
Huisache
Black Willow

GRASSES & FORB

Guineagrass,
Virginia Wildrye,
KR Bluestem,
Buffelgrass, Knotroot
Bristlegrass,
Inland Sea Oats,
Western Ragweed,
Horsemint, Texas
Croton, Common
Sunflower, and Old
Man's Beard

WILDLIFE

Whitetail Deer,
Mourning &
Whitewing Dove,
Rio Grande Turkey,
Bobwhite Quail

WATER

There is
approximately 400'
of frontage on the
Nueces River

UTILITIES

Water well & electricity are
present

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LOCATION

Live Oak County

2.7 miles to George West, 3.3 miles to I-37, 60 miles to Corpus Christi, 87 miles to San Antonio, 200 miles to Houston.

Most of the needs of a rural landowner can be found in George West. The nearest HEB/Walmart is in Beeville. Other major retailers are only an hour away in San Antonio or Corpus Christi, which are easily accessed via Interstate 37.

DIRECTIONS

From the intersection of Hwy 281 and Hwy 59 in George West head north on Hwy 59 for 2.3 miles, the entrance will be on the right. From I-37 take Hwy 59 south for 3 miles take the crossover at FM 799 North, head north on Hwy 59 .1 miles, entrance will be on the right.

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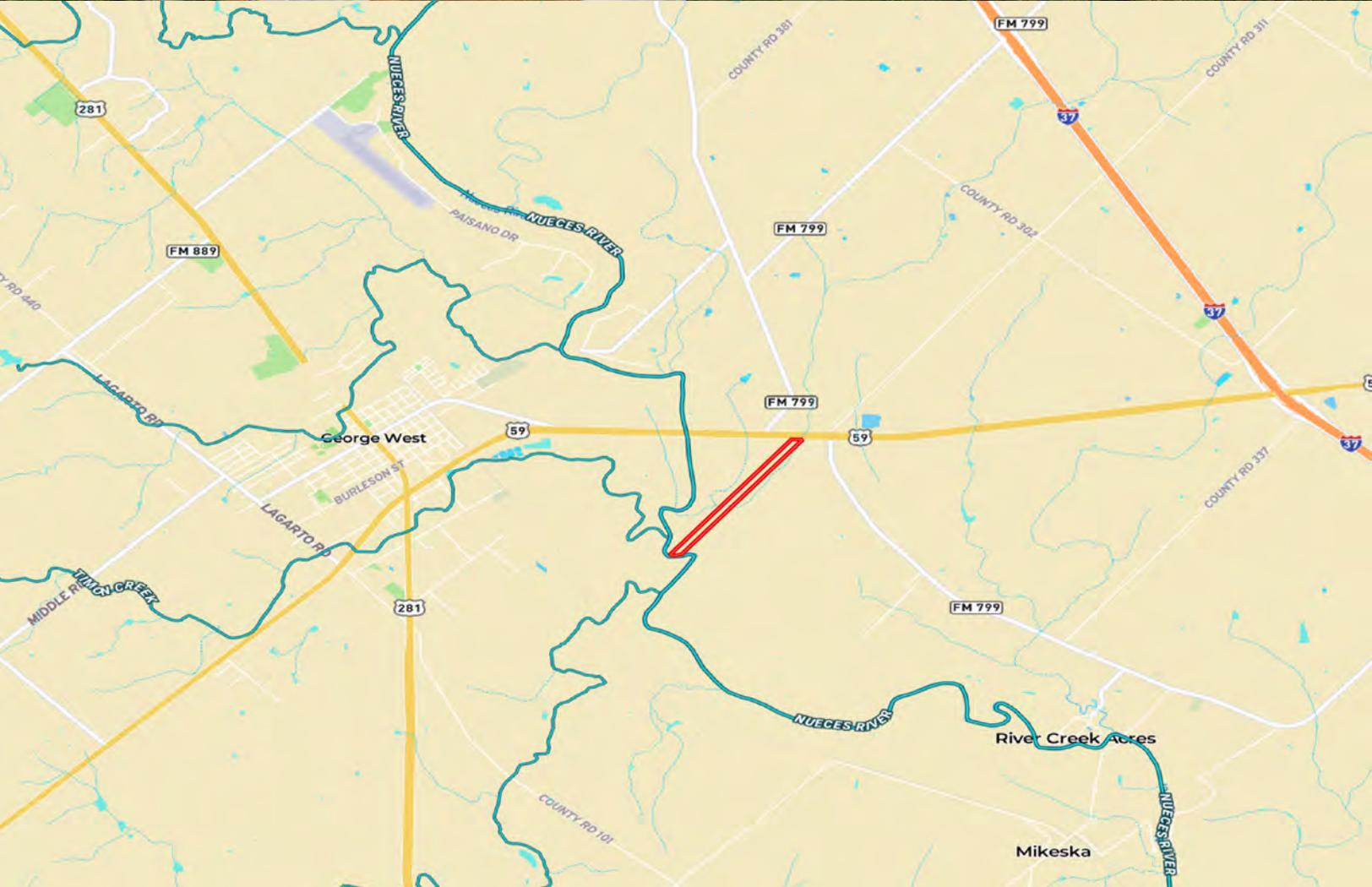


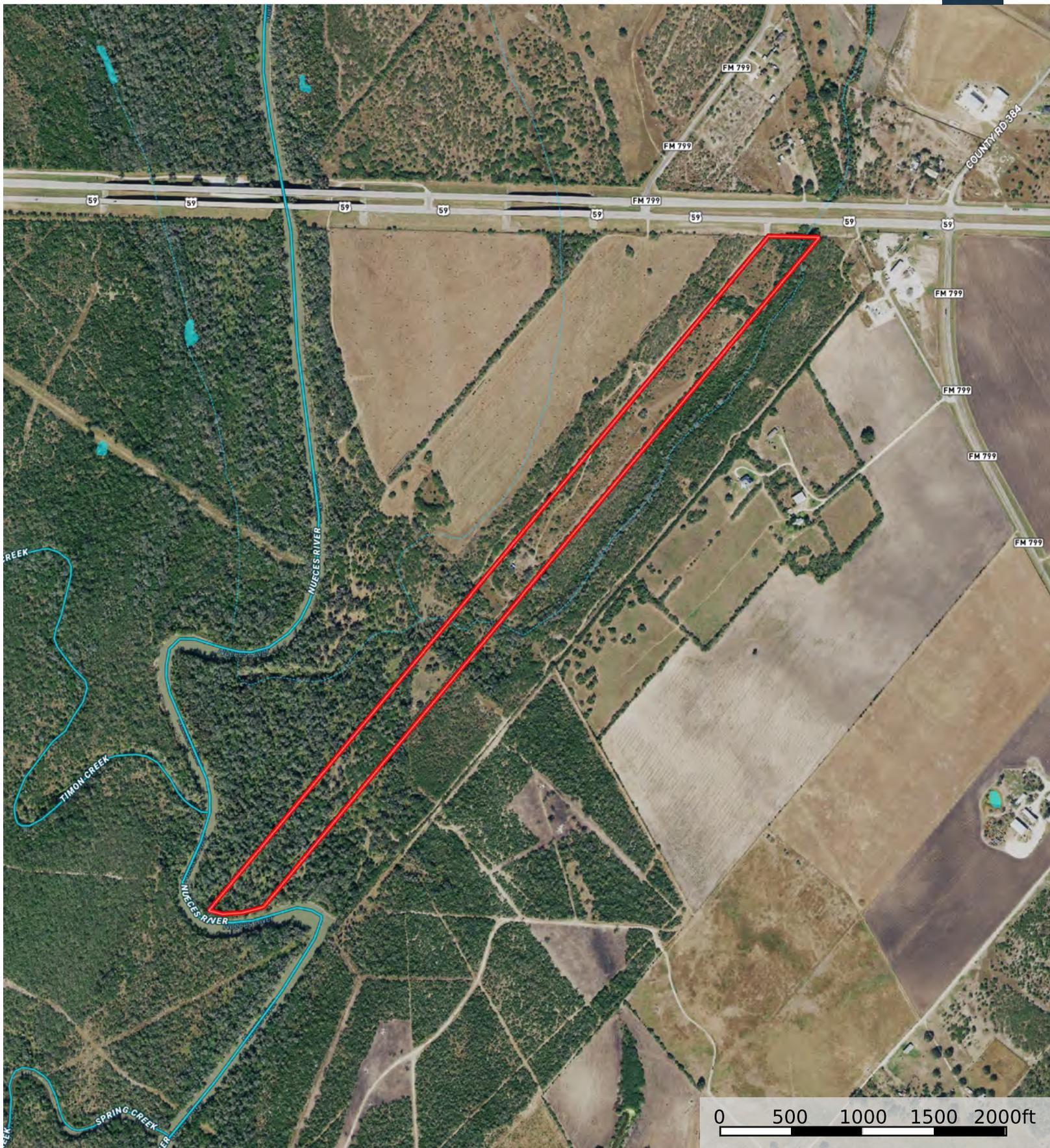
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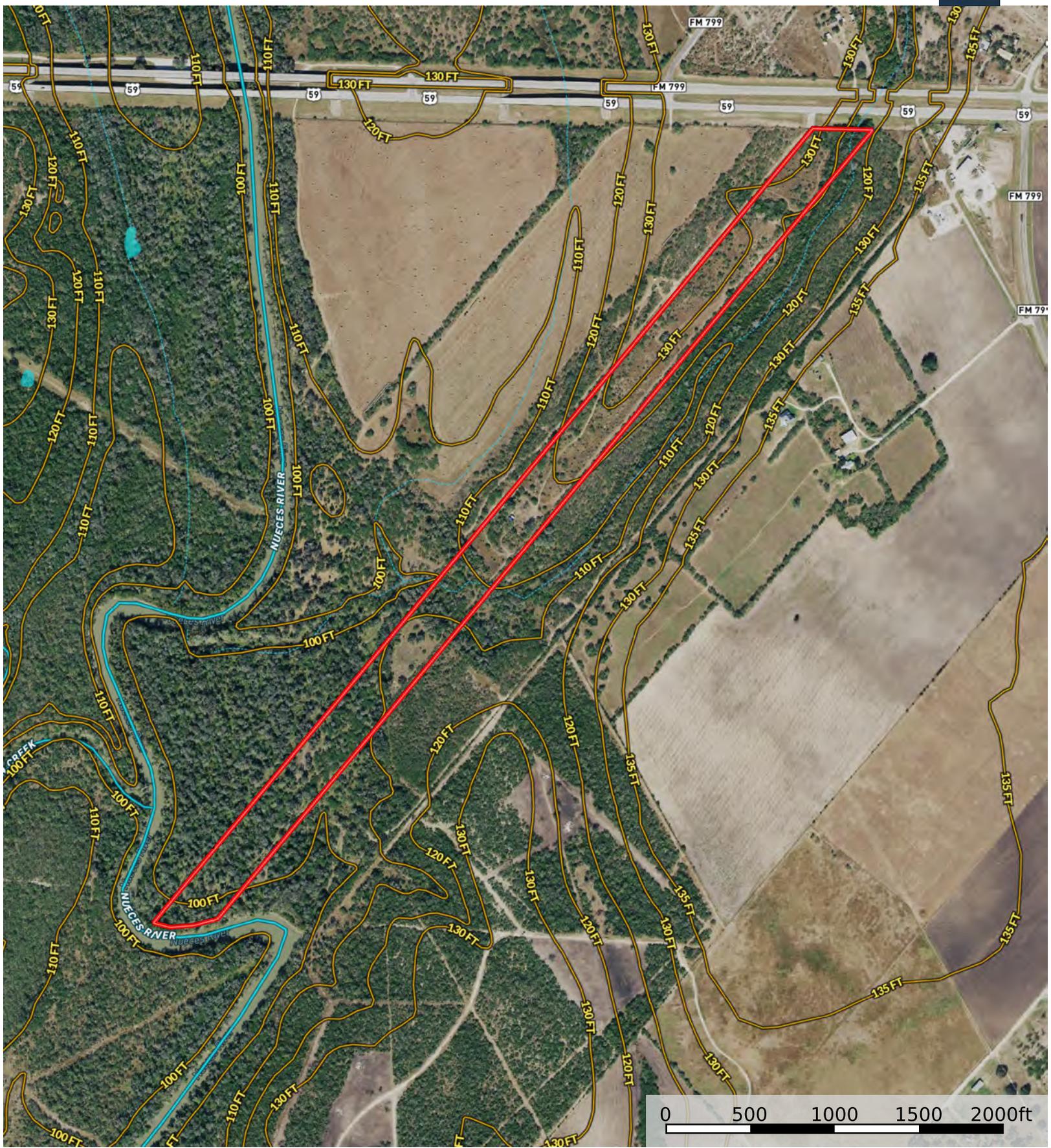
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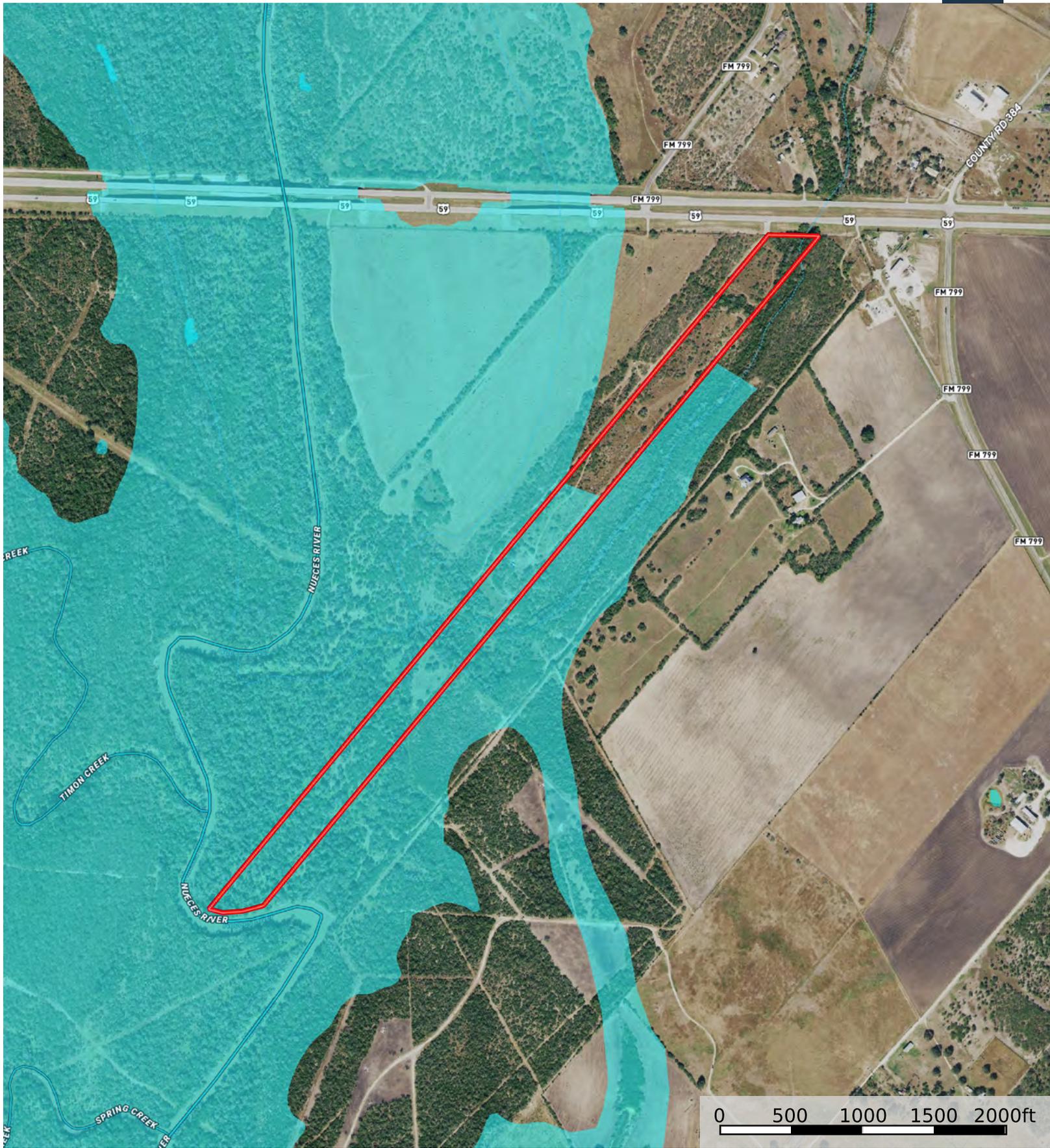
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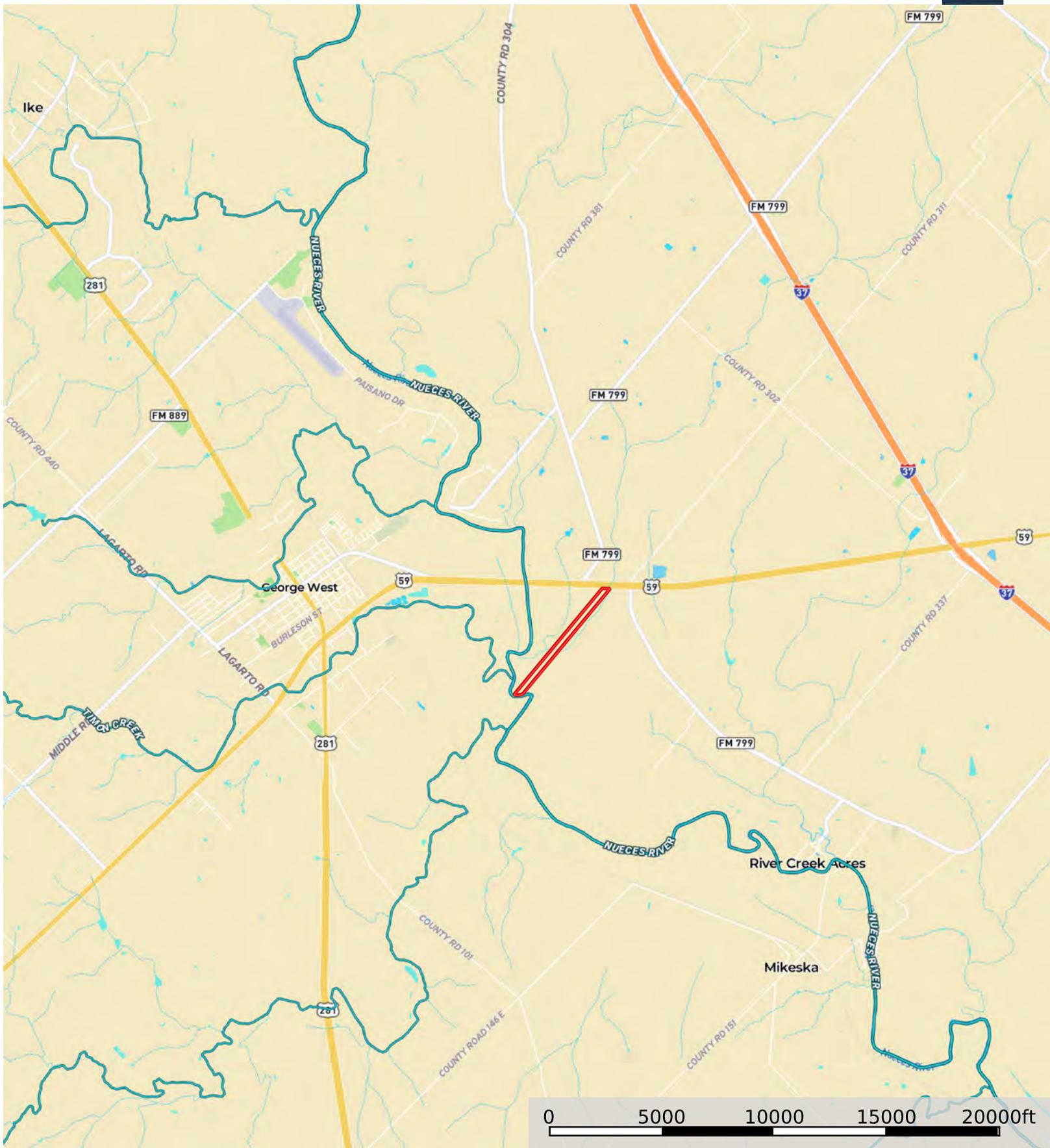
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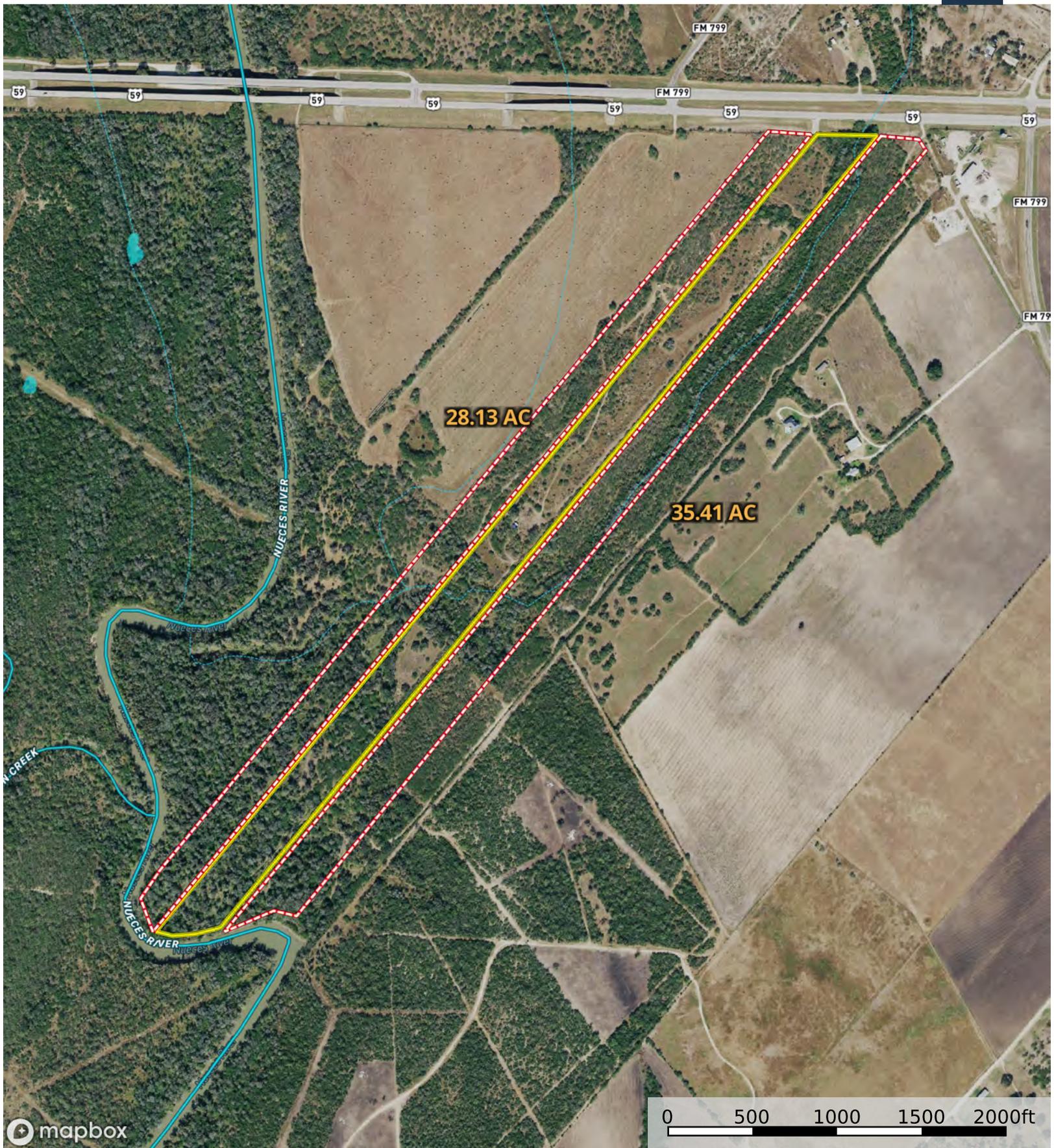












- Boundary
- Boundary 1
- Stream, Intermittent
- River/Creek
- Water Body