

**BUY LAND.  
LIVE WELL.**



**RANCH & LAND**

**NEAR CHOKE CANYON LAKE**

**20± acres | Live Oak County**

**PRICE: \$530,000**

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This beautiful and well-kept 20 +/- acres would make a great, established home for the avid outdoorsman. The property is located across Highway 72 from Choke Canyon Lake and backs up to a large South Texas ranch. It is in great proximity to Three Rivers and Tilden, Texas. It is the perfect location for a weekend getaway between San Antonio and Corpus Christi, Texas. The South Shore Unit Boat Ramp for Choke Canyon is only 4 miles away, allowing easy boating, fishing, and angling access. The mixed, dense vegetation is great for game and consists mainly of big mesquite trees and white brush. There is a good road system throughout the property. The rolling topography offers some great views of the South. City water has been lined throughout the ranch to support the wildlife. Although close to Highway 72, this property offers the perfect seclusion and the peaceful, quiet atmosphere of Country living.



### Improvements:

A chip and seal circular driveway leads to a fully furnished, well-maintained ~1,200 sq.ft., 3 bedroom / 2 bath covered manufactured home with a new A/C system. The large covered deck with benches and tables is attached to a sundeck and is perfect for entertaining. A detached building that can be used for a boat shed or garage is suited for two boats or cars and two RV spaces. The detached building includes an apartment with a stainless-steel kitchen/fish cleaning station. The loft in the detached building can be made into an additional room or kept as storage space. The property also includes a hunting blind, feeder, a covered deer skinning rack, and a separate covered fish cleaning station.





RANCH & LAND

# The Premier Farm & Ranch Brokerage

**Russ Harlan**

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