

355 CR 321, George West - Live Oak County Farm, 363.91
Acres
355 County Road 321
George West, TX 78022

\$2,111,200
363.910± Acres
Live Oak County



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George West, TX / Live Oak County

SUMMARY

Address

355 County Road 321

City, State Zip

George West, TX 78022

County

Live Oak County

Type

Hunting Land, Ranches, Recreational Land, Farms

Latitude / Longitude

28.416775 / -98.049836

Taxes (Annually)

780

Acreage

363.910

Price

\$2,111,200

Property Website

<https://bubelarealestate.com/property/355-cr-321-george-west-live-oak-county-farm-363-91-acres-live-oak-texas/87621/>



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PROPERTY DESCRIPTION

Seize the opportunity to own a substantial tract of 363.91 acres in Live Oak County, located at 355 County Road 321, George West, TX 78022. This larger tract offers a wealth of possibilities for agriculture, recreation, dove/game hunting, or investment. Currently cultivated for haygrazer production, this property features fertile soil and a favorable climate for farming and ranching.

Key Features:

Cultivation & Use: Actively growing and bailing haygrazer, providing a robust agricultural foundation alongside hunting opportunities.

Fencing: Fencing is in varying conditions, with some areas lacking complete enclosure, allowing for immediate use with certain repairs.

Water Source: An older water well, though currently non-operational, offers potential for restoration and use.

Utilities: Electrical services are readily available from San Patricia Electric Cooperative and Central Power and Light.

Wildlife: The diverse ecosystem attracts abundant deer, hogs, and doves, making it an ideal setting for hunting and wildlife enthusiasts. There is potential for revenue generation through dove and other game hunts.

Access & Location: With over 1,100 feet of road frontage along County Road 321, this property provides easy access and excellent visibility. Located less than 2 miles east of Interstate 37, just south of Oakville, TX, it combines convenient access to major highways.

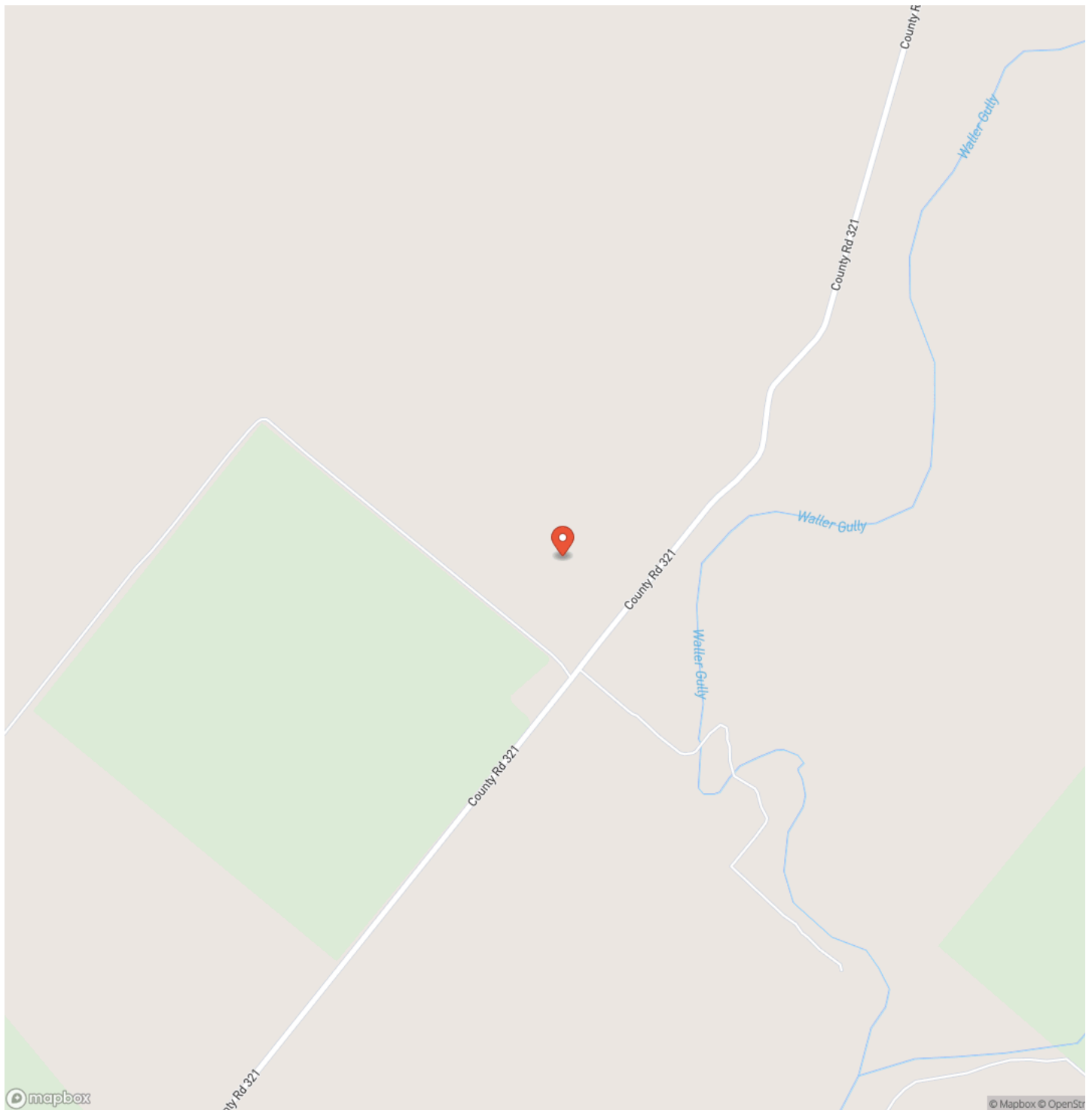
With approximately +/- 20 feet of elevation change, the land naturally drains to the exterior sides, ensuring efficient water runoff and a variety of landscape features. Whether you seek an investment opportunity, a place for agribusiness, or a tranquil rural retreat, this remarkable property holds immense potential.

Don't miss out on your chance to own a large piece of Live Oak County. For more information or to schedule a viewing, contact us today!

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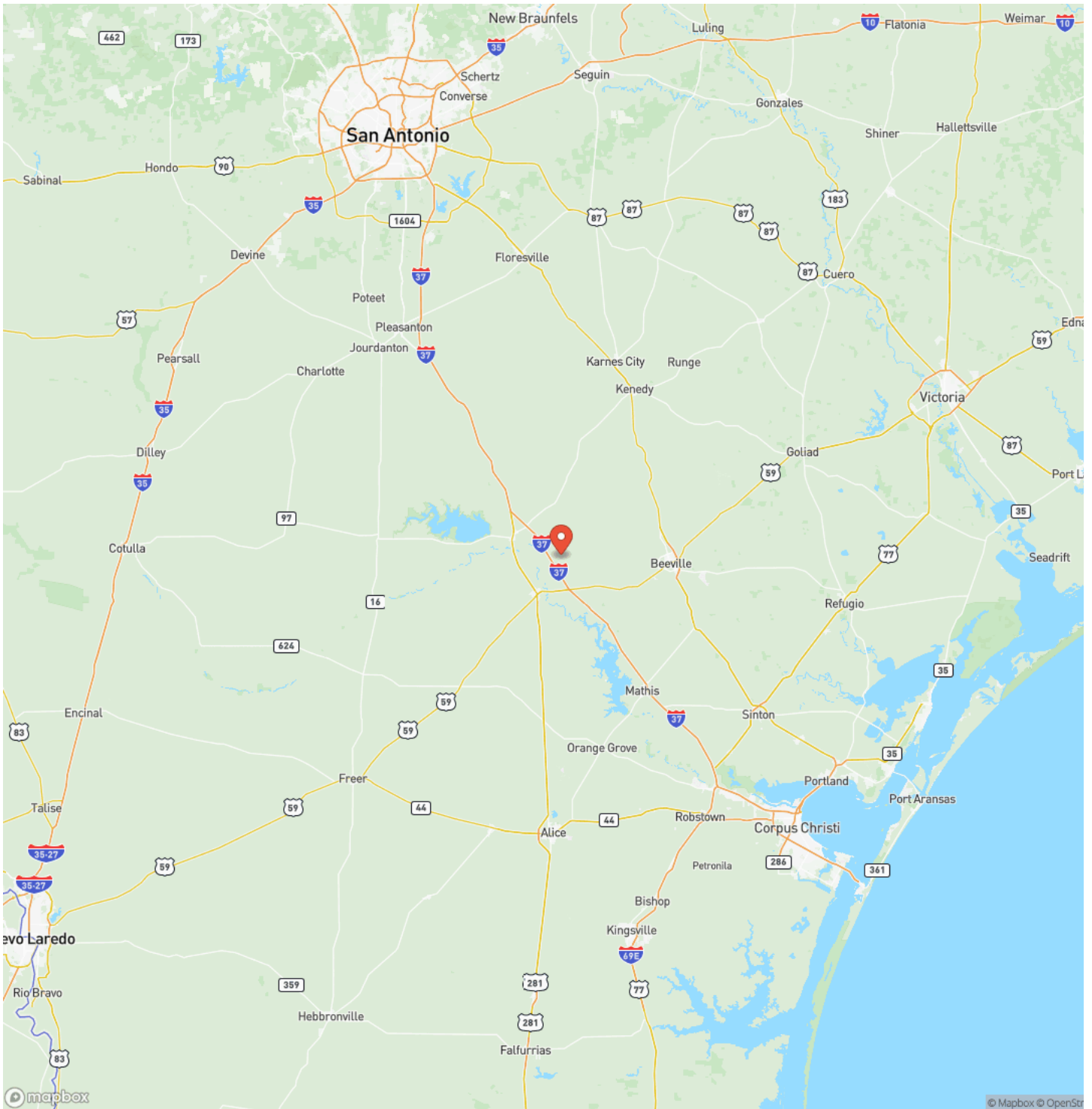


Locator Map



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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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