

TURN-KEY HUNTING RETREAT

52± ACRES | LIVE OAK COUNTY, TEXAS



CB COLDWELL BANKER | D'ANN HARPER, REALTORS®
LAND & RANCH

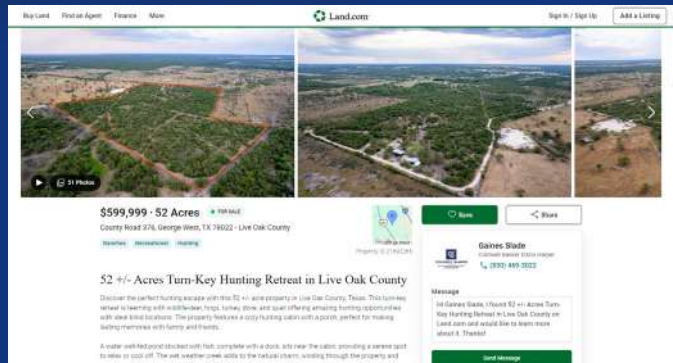
Finding You THE PERFECT PLACE TO HANG YOUR HAT

210.483.7500 * TexasLandAndRanch.com

PROPERTY DETAILS



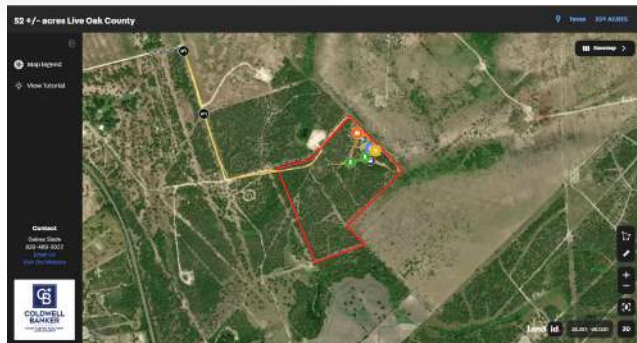
Scan QR Code or [Click Here](#) for more details about the property.



INTERACTIVE MAP



Scan QR Code or [Click Here](#) for an interactive map.



PROPERTY VIDEO



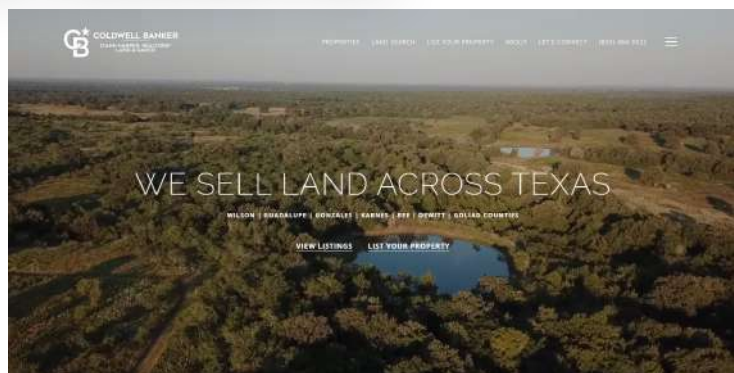
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MORE PROPERTIES



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TURN-KEY HUNTING RETREAT

52± ACRES | LIVE OAK COUNTY, TX

Discover the perfect hunting escape with this 52 +/- acre property in Live Oak County, Texas. This turn-key retreat is teeming with wildlife-deer, hogs, turkey, dove, and quail offering amazing hunting opportunities with ideal blind locations. The property features a cozy hunting cabin with a porch, perfect for making lasting memories with family and friends.

A water well-fed pond stocked with fish, complete with a dock, sits near the cabin, providing a serene spot to relax or cool off. The wet weather creek adds to the natural charm, winding through the property and enriching the local ecosystem. Beautiful bull Mesquite trees and thick brush provide ample shade and privacy, and cleared interior trails make it easy to explore every corner of this outdoor paradise.

Convenient access from a quiet county road and larger neighboring properties offers both seclusion and peace. Power is already in place with an active meter, and the land boasts an ag exemption, ensuring low taxes. There's also a car/farm equipment vehicle port for added convenience.

Located just 6 +/- miles from both George West and Three Rivers, 30 +/- miles from Beeville, and 65 +/- miles from San Antonio, this property is ideally situated for a quick getaway or long weekends retreats. Whether you're hunting, relaxing, or just enjoying the beauty of the great outdoors, this property is ready to host your next adventure. Contact Gaines Slade today to arrange a private showing. 830-469-3022

52 +/- ACRES IN LIVE OAK COUNTY

TURNKEY HUNTING RETREAT LOADED WITH DEER, HOGS, TURKEY, DOVE, AND QUAIL

WATER WELL FED POND WITH DOCK NEAR THE HUNTING CABIN STOCKED WITH FISH

COZY HUNTING CABIN WITH PORCH READY TO HOST UNFORGETTABLE MEMOIRES WITH FAMILY AND FRIENDS

EASY ACCESS OFF A QUITE COUNTY ROAD

AMAZING HUNTING OPPORTUNITIES WITH GREAT BLIND LOCATIONS

AG EXEMPT FOR SUPER LOW TAXES

POWER AND METER IN PLACE

WET WEATHER CREEK

LARGER SURROUNDING NEIGHBORS

BEAUTIFUL BULL MESQUITE TREES AND LOTS OF VEGETATION THAT PROVIDES VALUABLE SHADE

CLEARED INTERIOR TRAIL SYSTEMS

CAR / FARM EQUIPMENT VEHICLE PORT

REALLY THICK BRUSH WITH TOPOGRAPHICAL ROLL

APPROXIMATELY 6 MILES TO GEORGE WEST AND THREE RIVERS

APPROXIMATELY 30 MILES TO BEEVILLE

APPROXIMATELY 65 MILES TO SAN ANTONIO







52±
ACRES



**LIVE OAK
COUNTY**





GAINES SLADE

VICE PRESIDENT OF LAND & RANCH
LAND SPECIALIST

GAINES.SLADE@CBHARPER.COM

830.469.3022



COLDWELL BANKER

D'ANN HARPER, REALTORS®
LAND & RANCH

WHO YOU WORK WITH MATTERS

TRANSFORM YOUR LAND WITH EASE

Looking to upgrade your property without the immediate financial burden? Our exclusive owner financing option for land improvements offers the perfect solution. Gain immediate access to essential upgrades with minimal upfront costs.

KEY IMPROVEMENTS AVAILABLE



WATER WELLS

Secure a sustainable water supply.



ELECTRIC METERS

Power your land efficiently with electrical setup services.



FENCING

Protect and define your property with high-quality fencing.



BRUSH CLEANING

Prepare your land for cultivation or development with professional brush clearing.

Land ownership made simple. Roll essential improvements into your land purchase using owner financing options with as little as 5% down. This exceptional opportunity allows you to realize your dreams of owning land without the heavy upfront financial burden.

For more information on how you can take advantage of our owner financing for land improvements, contact:



GAINES SLADE, REALTOR®

830.469.3022

gaines.slade@cbharper.com

weselltexasranches.com

FOR HIRE!

ASV RT-135 Forestry



Ready to tackle any
job!

with a FAE Drum Mulcher!



-WIDEN AND MULCH SENDEROS

-MULCH PERIMETERS

-MULCH BRUSH PILES INSTEAD OF BURNING

-MAKE NEW ROADS

-CLEAN AROUND TANKS AND PONDS

-OLD BARN AND HOMESTEAD DEMO

-CLEAN UNDER LEGACY OAKS

-RECLAIM PASTURES

Give Gaines Slade a call
today!

Email: gaines.slade@cbharper.com

Phone #: 830.469.3022

WE SELL
TEXAS LAND



 COLDWELL BANKER
DARR HARPER REALTORS®
LAND & RANCH

GAINES SLADE

VICE PRESIDENT OF LAND & RANCH
LAND SPECIALIST / LICENSED IN TX

(830) 469-3022

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TEXAS HUNTER[®]

PRODUCTS 

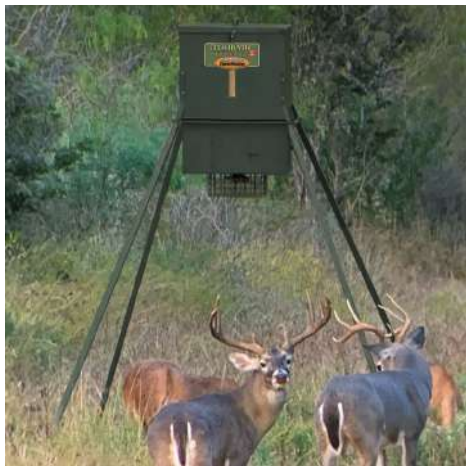
As an authorized dealer and installer for Texas Hunter Products, I'm here to help you seamlessly integrate their offerings into your newly purchased property. Don't hesitate to contact me if you're interested in enhancing your property with their top-quality products.



BIG PROTEIN



BOX BLIND



FEEDER SPIN



ECONOMY BLIND



WE FINANCE **LOTS** OF DREAMS

LOT LOANS

- Raw land of 20 acres or less can be considered a “lot”
 - We do have options for larger tracts
- No minimum acreage
- 15% minimum down payment
- Flexible Loan Terms – up to 25 years
 - Fixed Rate – no adjustments or balloon payments
 - Adjustable Rate
 - Variable Rate – lowest rate, good option if building soon.
- Can Roll Improvements into loan – purchase or refinance
 - Barns, fences, ponds, roads, etc.
- Property must be Rural
 - Outside city limits or in town with less than 2500 population
- Non-ATR Program – limited documentation for loans < \$250k.
- If Lot is in a Development
 - Final Plat must be approved
 - All weather road access to lot
 - Utilities must be at least scheduled
- Farm Credit Loan – will not be sold to outside servicer



KACI JOHNSON

Mortgage Loan Officer | NMLS#: 1966507
830-399-7176 | KJohnson@TexasFCS.com





COLDWELL BANKER

**D'ANN HARPER, REALTORS®
LAND & RANCH**



GAINES SLADE

Vice President of Land & Ranch, Land Specialist
830.469.3022 | gaines.slade@cbharper.com
weselltexasranches.com



#1

Individual Sales Agent for
Coldwell Banker D'Ann Harper, REALTORS®,
2022 & 2023



Deer Steward
LEVEL 1



FAA Part 107
Remote Pilot
Certification

#1 Highest Individual GCI Company-wide 2023

145

Ranches Sold in the Past 4 Years

#2 Most Listings Sold Company-wide 2023

\$130M+

In Sales in the Past 4 Years

#2 Most Listings Taken Company-wide 2023

“ We’ve purchased real estate of all types for years, but when it came time to move into a new arena, land, we knew we needed an expert on the team. Gaines Slade has been everything you could ask for in a partner: knowledgeable, hard working, fun & easy to work with, and he brings a deep bench of connections to the table that has made all of our transactions as smooth as possible. We’re looking forward to buying more land with Gaines! ”

-DEVIN E, TEXAS LANDOWNER

“ I had my property on the market for the same price (even lower at one point) with no results for about two years. Gaines was able to sell my property within a matter of weeks. Connections, advertising, land/ranch specialty, reputation. Enough said. ”

- UNA KERENSA HILL,
FORMER TEXAS LANDOWNER