

# \$574,140 - 3324 N I-37 Access, Three Rivers

MLS® #466505

## \$574,140

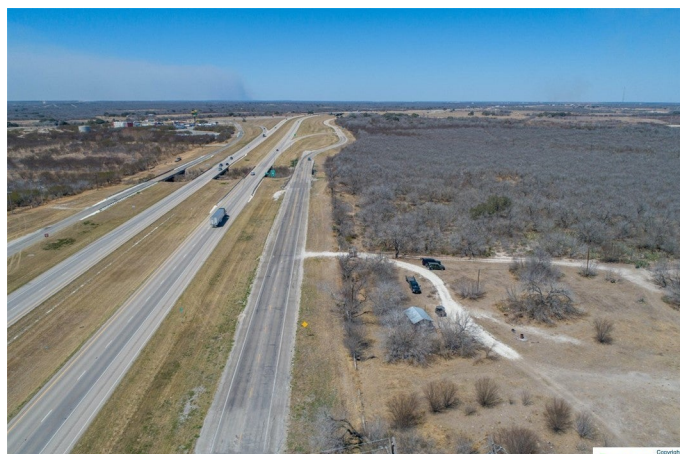
0 Bedroom, 0.00 Bathroom, 300 sqft  
Farm on 82.00 Acres

N/A, Three Rivers, Texas

KBC Ranch is 82 acres of prime hunting and development land in Live Oak County, near the intersection of I-37 and Hwy 281, just north of Three Rivers, TX. There are numerous species of wildlife that call this place home, including whitetail deer, hogs, turkey, quail and many more. This property would serve as a great investment as it has 1400 feet of I-37 frontage. It would make for a great long term hold while still enjoying it for recreational or homestead use. An additional 193 acres are available at the back of the property. There is an approximate 300 sq ft. hunting cabin located on the front of the property that has both water and electric. There are several easements/pipelines on the property that the current owners have made into shooting lanes for hunting purposes. There is a half-acre pond that holds water year-round and is approximately 12 feet deep at the center. Seasonal Hackberry Creek runs through the north corner of the property.

## Essential Information

MLS® #	466505
Price	\$574,140
Bathrooms	0.00
Square Footage	300
Acres	82.00
Type	Farm
Sub-Type	Unimproved Land



Status Active

### **Community Information**

Address 3324 N I-37 Access  
Subdivision N/A  
City Three Rivers  
County Live Oak  
State Texas  
Zip Code 78071

### **Amenities**

Utilities Electricity Available  
View Pond, Creek/Stream, Seasonal View

### **Additional Information**

Date Listed March 23rd, 2022  
Days on Market 1  
HOA Fees 0.00

### **Listing Details**

Listing Office Grand Land Realty, LLC

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