



# CLEGG COUNTRY CORNER

TBD FM 1359 George West, TX

45 Acres | \$289,950



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# PROPERTY DESCRIPTION

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A classic piece of South Texas with rolling topography, big views, dense brush, and excellent highway frontage. Located at the intersection of Hwy 59 and FM 1359, just 16 miles SW of George West, this property could easily be a homestead, a long-term investment, or a hunting property. This property is ready for the new owner to make it their own, with a water well and electricity already on site.

Starting at the high point in the SW corner with 460' of elevation, the property slopes to the north and east with the lowest elevation at 420'. Several locations on the property have panoramic long ranges views.

There is approximately 500' of frontage on FM 1359 and 350' of frontage on HWY 59. The property is primarily dense brush, but several areas were previously cleared and have dense stands of grass. The property has three soil types: Annarose, Pernitas Fine Sandy Loam, and Weesatche Sandy Clay Loam. These soil types support the typical South Texas brush species.

There is a water well, an electric meter loop, and a breaker panel, but a new meter from AEP will be required for service. The depth of the water well is unknown, but other wells in the immediate vicinity are approximately 500' in depth. According to the owner, the well was still functioning when the electric service was discontinued. There is perimeter fencing in fair condition.

The seller believes to own a portion of the mineral estate and may convey a portion with an acceptable offer. Property is qualified for the agricultural tax valuation.

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SCAN HERE TO VIEW MORE OF  
THE CLEGG COUNTRY CORNER

## TREES

Mesquite  
Huisache

## SHRUBS

Blackbrush, Granjeno,  
Whitebrush, Narrow Leaf  
Forestiera, Guayacan,  
Guajillo, Texas Persimmon,  
Mountain Laurel, Twisted  
Acatia, Spanish Dagger,  
Buckley's Yucca Cenizo,  
Blue Sage

## GRASSES

Buffelgrass  
KR Bluestem  
Threeawn

## WILDLIFE

Whitetail Deer  
Mourning Dove  
Whitewing Dove

## WATER

Water well is present.  
Depth is unknown,  
but other well in  
immediate vicinity  
are approx. 500'  
deep.

## UTILITIES

Electric meter loop  
and a breaker panel  
are present. A new  
meter from AEP will be  
required.

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## LOCATION

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Live Oak County

16 miles to George West, 26 miles to Three Rivers, 28 miles to Freer, 62 miles to Corpus Christi, 100 miles to San Antonio.

## DIRECTIONS

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From the intersection of Hwy 281 and Hwy 59 in George West, head south on Hwy 59 for 16 miles, turn left on FM 1359, first gate on the left.

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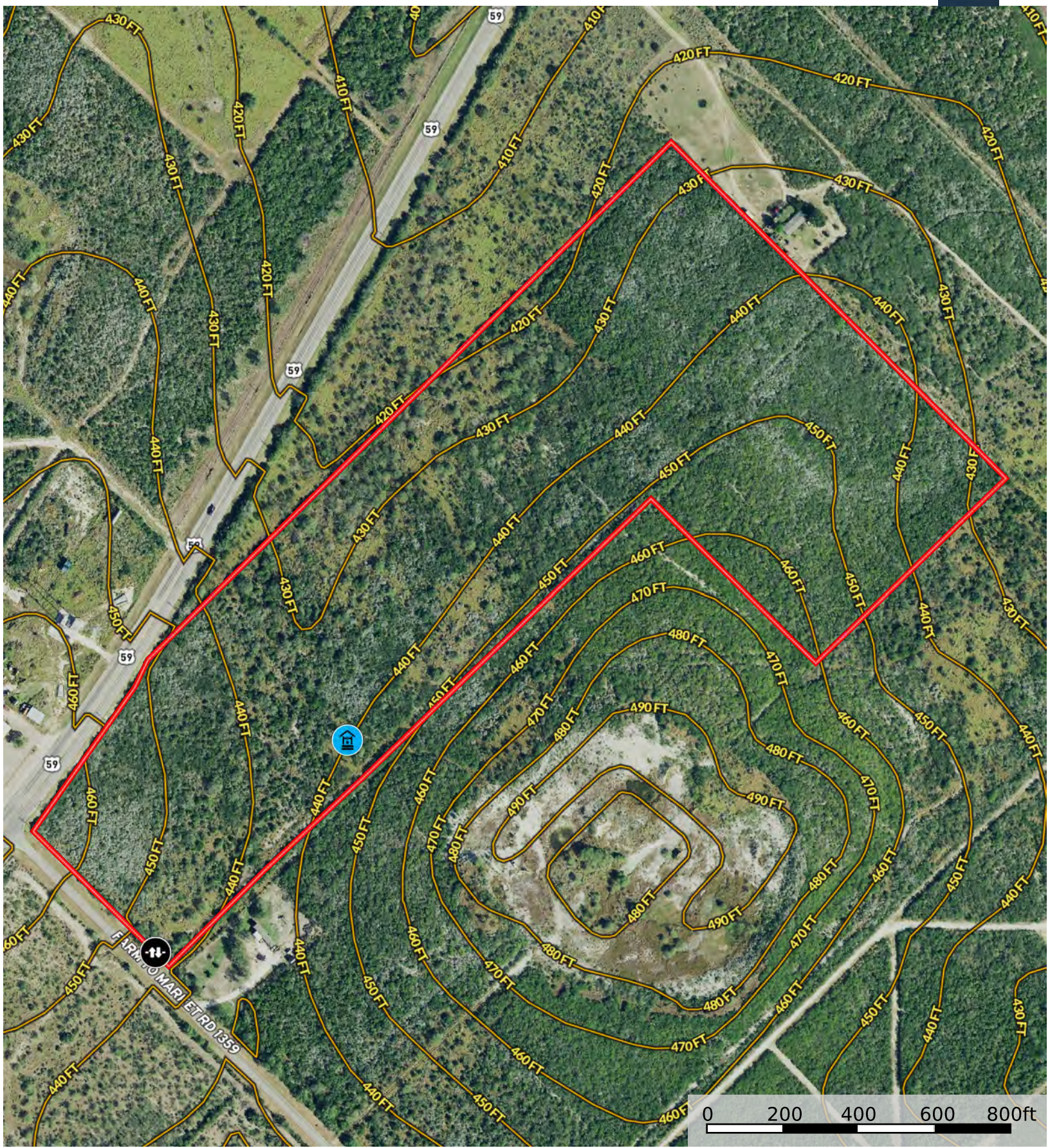
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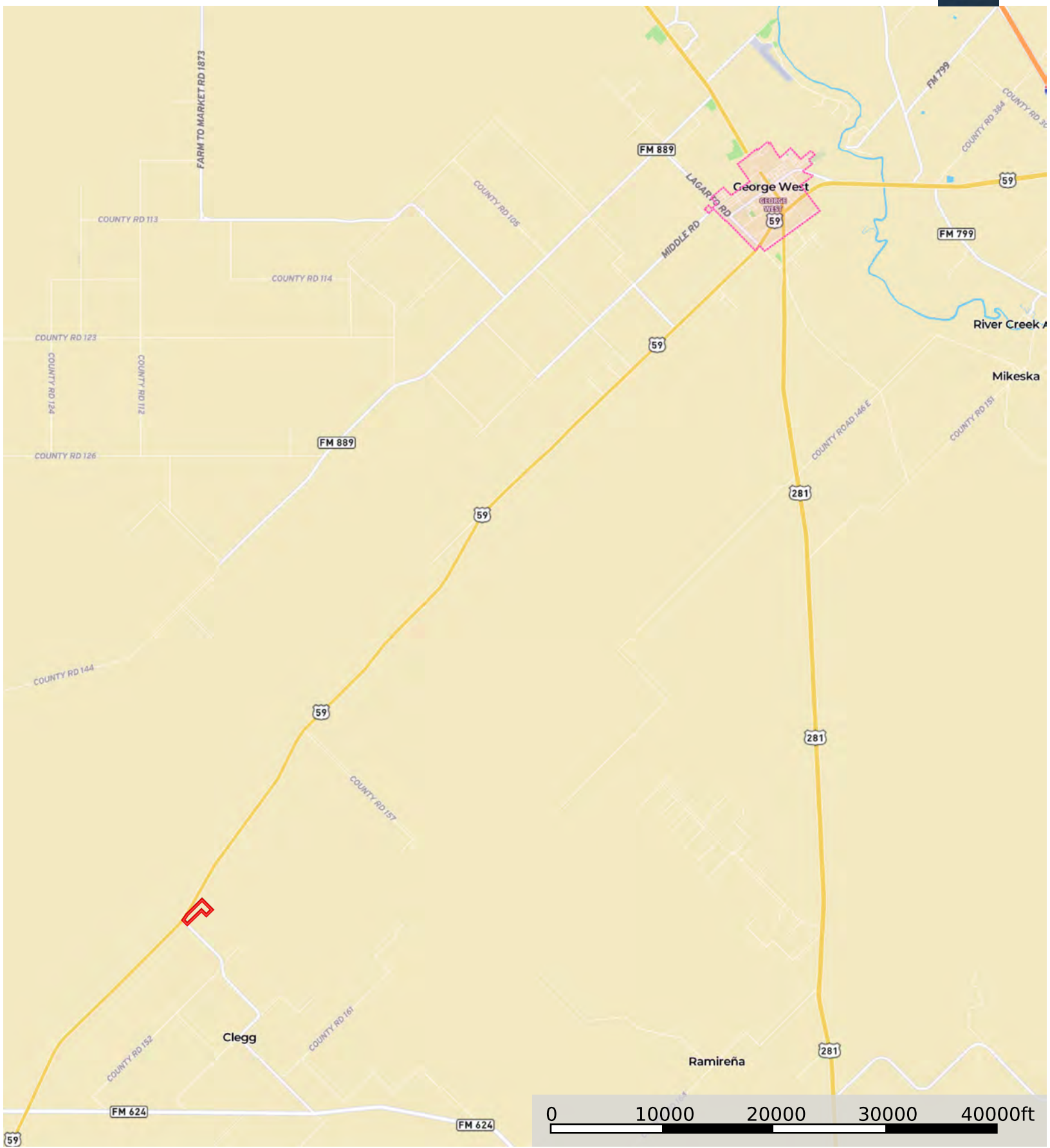


Gate    Well    Boundary





- Gate
- Well
- Boundary



Boundary