

# Pioneer Real Estate

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## **Property #2** **119 Acres +/-** **Riverfront** **Real County, Texas** **Listed at \$2,000,000**

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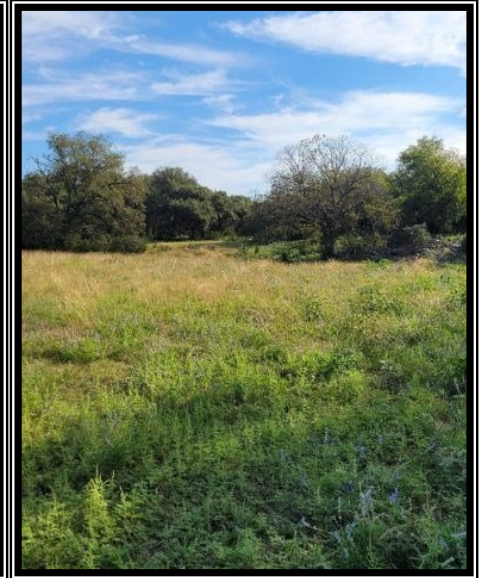
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**Property #2:** Sportsman's Paradise! Amazing 119 AC. Live Water Ranch located in NW Real County just 2 miles from state hwy. and easily accessed via county road. This beautiful property has very diverse topography including wooded plateau with choice building sites, river bottom covered in massive oak & pecan trees, rugged hillsides, and towering bluffs overlooking the river. Looking for water well this place has plenty of it with 3,000' of river (per owner) traversing the property for an incredible 6,000' of total river frontage. Real County is known for its abundant wildlife and this property is no exception with aoudad, axis, blackbuck, & whitetail having been seen and/or harvested over the years. Highest and best use of the land is only limited by your imagination as hunting, fishing, kayaking, hiking, & camping are all available. There is partial fencing but the current owner maintains a wildlife exemption so livestock would be optional. With no restrictions there is potential for development but you just might want to keep this secluded jewel to yourself. This truly is a blank canvas as there are no improvements or utilities but electricity is available. Don't let this one slip by as live water properties such as this are rare and sell quickly. Shown by appointment only and offered at \$2,000,000.