



870 FM 3188

TRINITY, TEXAS | 214.16 +/- ACRES



# 870 FM 3188



214 +/- acre high-fenced ranch with frontage on Lake Livingston, currently operating as an exotic game retreat. Over 205 acres under high game-proof fencing with two electric gates. Located ~30 minutes north of Huntsville, ~1 hour from The Woodlands, and 5 minutes from Whispering Pines Golf Course. Improvements include a 1,600 SF home with elevated deck and lake views, 3-car garage, and a 4,000 SF insulated metal building with 4 roll-up doors (2 automatic), two 40'x20' covered bays, 550 SF apartment, and 800+ SF mezzanine. Extensive concrete for parking and equipment. Features include shooting range, pistol range, 4 deer blinds/5 feeders, observation platforms, walk-in cooler, and processing building. Abundant wildlife and fishing in Lake Livingston, White Rock Creek, and on-site ponds. Turnkey recreational ranch, hunting property, or business opportunity.



Markham Realty  
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## TRINITY, TEXAS

# **Markham** **Realty**



Directions: I-45 to Huntsville, take the Hwy 19 Exit. Follow Hwy 19 to Trinity, Right on FM 94 at red light. Stay on FM 94 for approximately 3 1/2 miles to FM 3188. Property is at the corner of FM 94 and FM 3188, Main entrance is about 3/4 down FM 3188 on the right.



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