

Suttle and Company Real Estate

Property #13
Tract #3, 5.25 ac
Deer Rock River Ranch
Leakey, Texas Real County

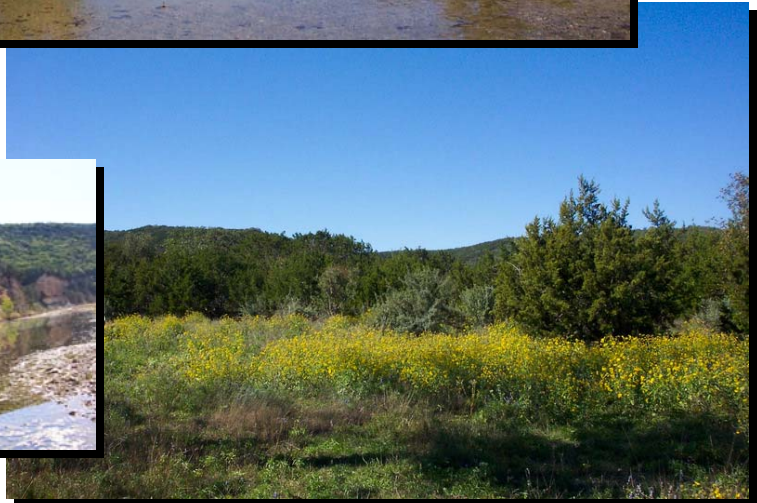
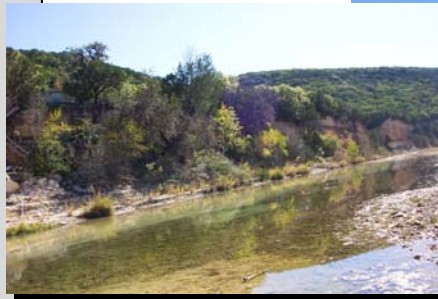
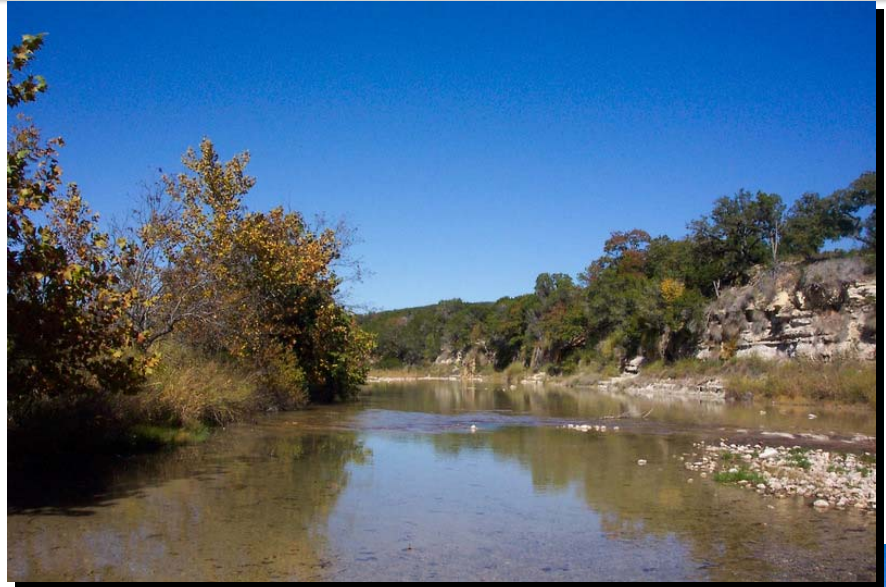


Your Real Estate Professionals



Attributes

- *Frio River Front*
- *Minimal Restrictions*
- *Apprx. 220' of frontage*



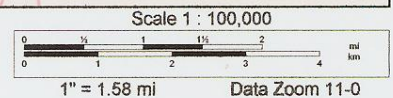
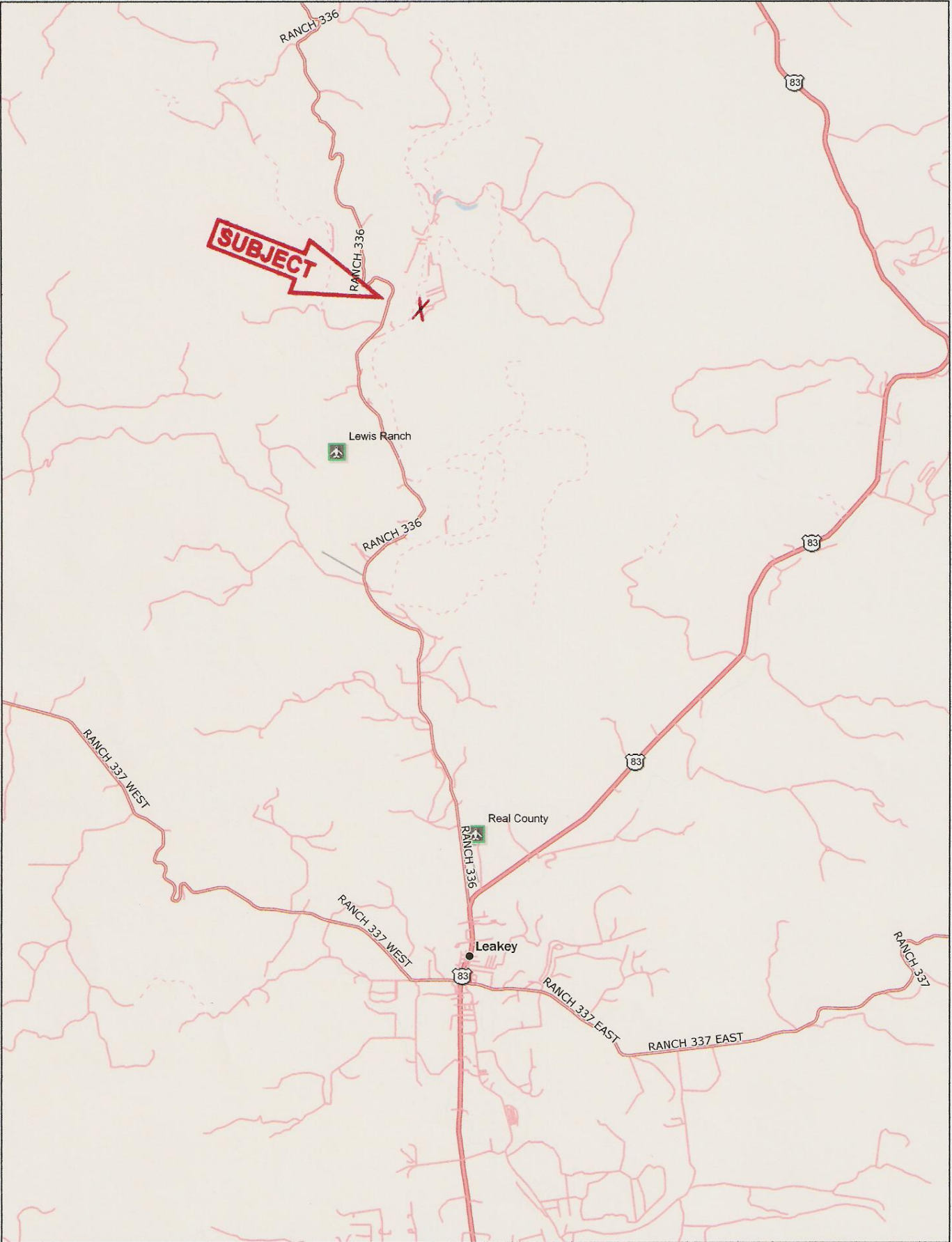
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1260 Hwy 83 South
P.O. Box 606
Leakey, Tx. 78873

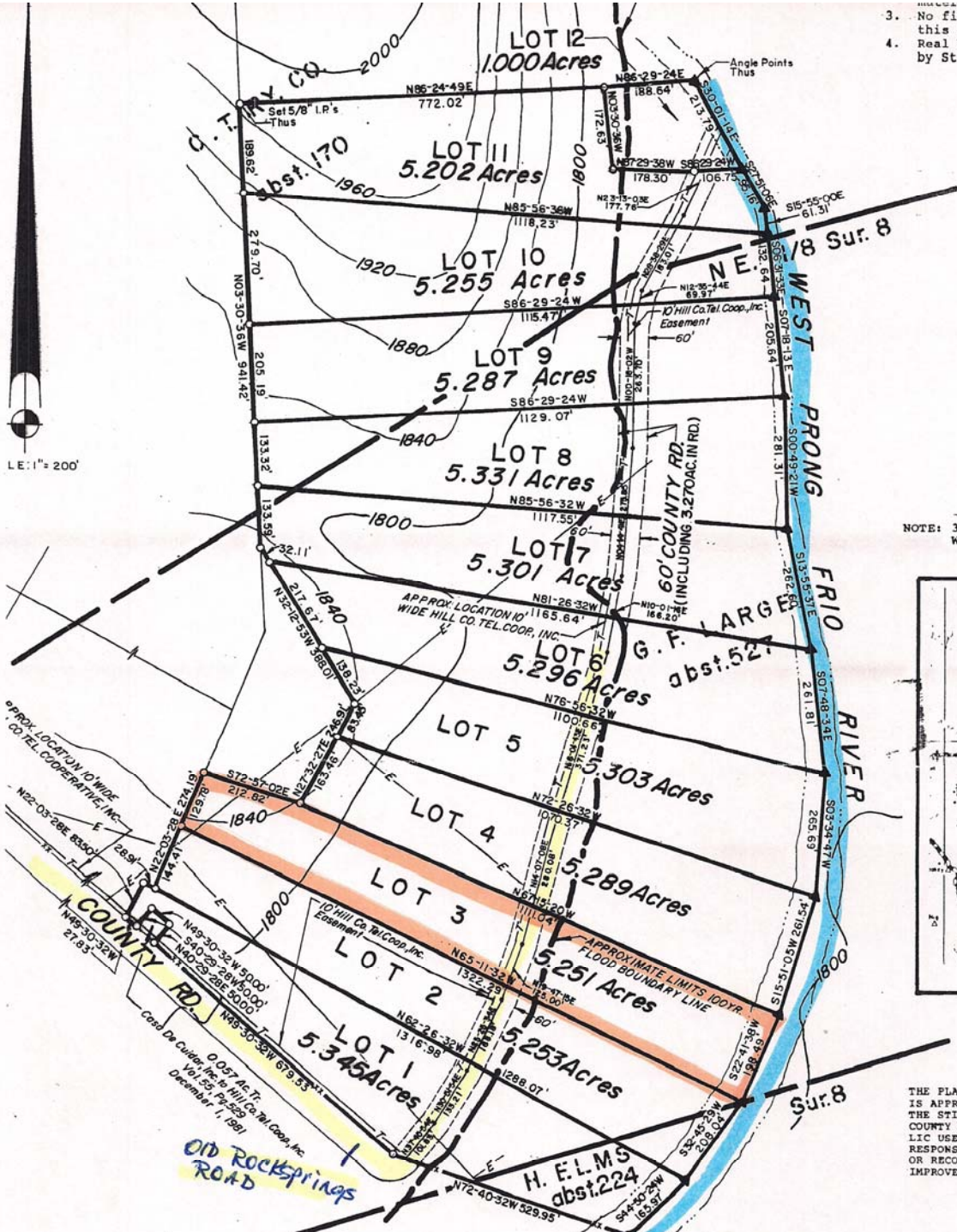
Phone: 830/232-5242
Fax: 830/232-4283

Email: suttlerealty@hctc.net
www.SuttleandCompany.com

Beautiful tract with approximately 200 ft of frontage on the West Prong of the Frio River. Easy access off of a paved county road. Good building sites with large oak trees well out of the flood plain. How great would it be to be able to walk down to the river for your summer fun and much needed R & R. Minutes from the community of Leakey for shopping or groceries. Just a few minutes more will get you to the popular Garner or Lost Maples State Park for more hill country enjoyment of hiking, biking, paddleboats, bird watching and more. There's a limited supply of riverfront properties and none at this price. Call now!
List Price: \$145,000

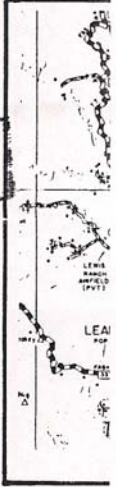


- 3. No firearms this subdiv.
- 4. Real County by State la



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THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A 100-YEAR FLOOD ZONE AS SHOWN HEREON ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, REAL COUNTY, TEXAS, (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 480978 0175 B, EFFECTIVE DATE: JUNE 5, 1985.