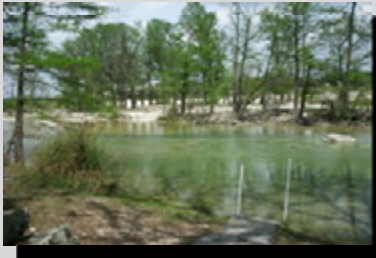


# Suttle and Company Real Estate

Property #49  
Lot #51, 0.90 Ac  
Canyon Oaks Subdv., Unit I  
Concan, Uvalde County



## Your Real Estate Professionals



## Attributes

- *Private*
- *Community Water*
- *Frio River Access*
- *Sensible Restrictions*
- *B&B Allowed*
- *Rock Fireplace*



## Suttle and Company Real Estate

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

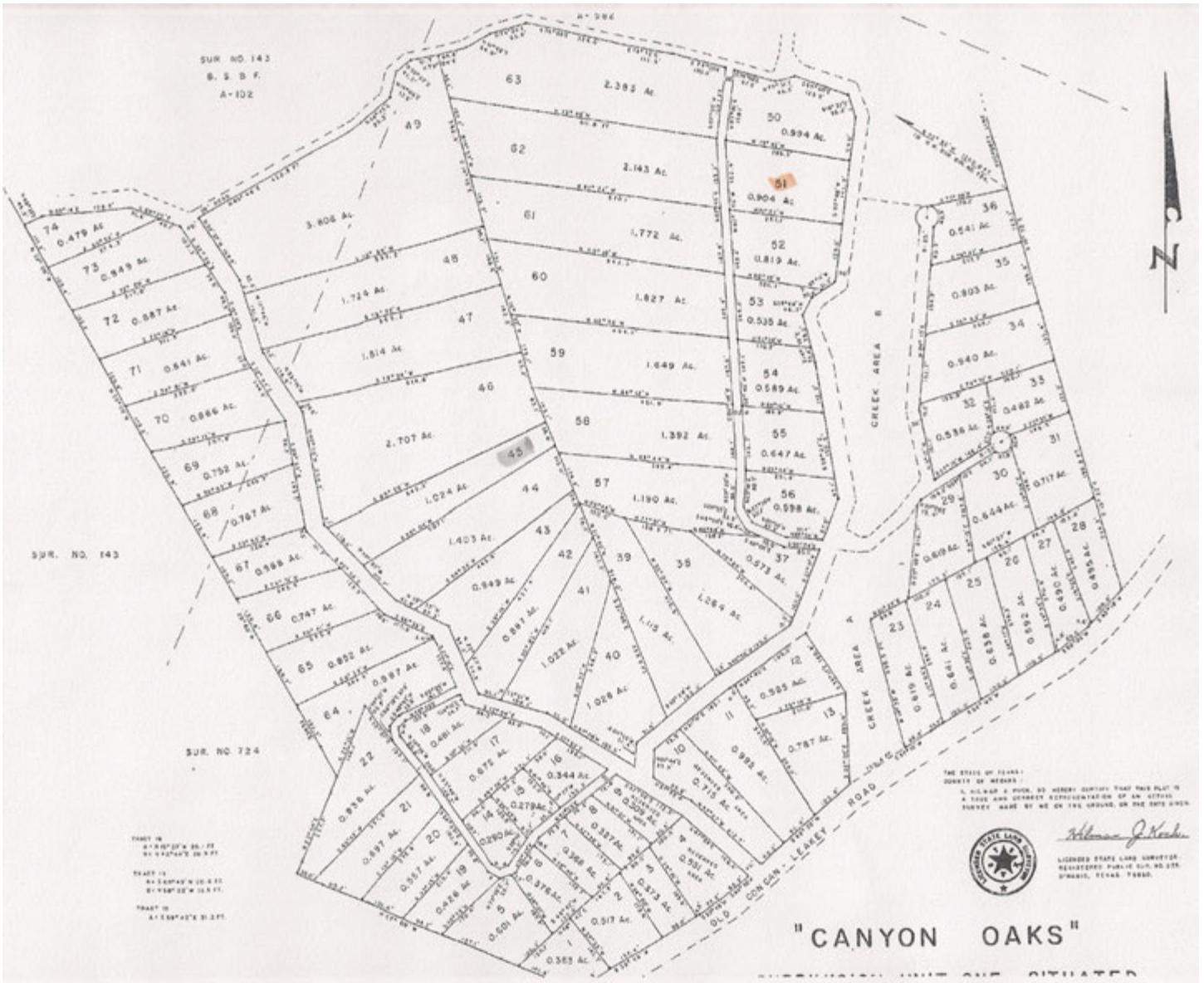
Phone: 830/232-5242  
Fax: 830/232-4283

Email: [suttlerealty@hctc.net](mailto:suttlerealty@hctc.net)  
[www.SuttleandCompany.com](http://www.SuttleandCompany.com)

Prop#49/Nice cozy 2b/1ba cabin nestled on a wooded 0.90 acre tract within the very desirable Canyon Oaks Subdivision. This great "cabin in the woods" features a rock veneer exterior on a slab foundation with two comfortable bedrooms, open floor plan, wood burning fireplace, & exposed ceiling beams that create the "rustic" flair for your hill country hide-away. Restrictions allow for nightly & weekly rentals that extend the investment possibilities along with a private location & Frio River access that tie the knot on this great package of real estate. Don't wait on this little gem!

Great list price: \$159,500

SUR. NO. 143  
S. S. B. F.  
A-102



SUR. NO. 143

SUR. NO. 724

TRACT 18  
S. 1/4 SEC. 20, T. 22 N., R. 10 E., S. 1/4  
S. 1/4 SEC. 20, T. 22 N., R. 10 E.

TRACT 19  
S. 1/4 SEC. 20, T. 22 N., R. 10 E.  
S. 1/4 SEC. 20, T. 22 N., R. 10 E.

TRACT 20  
S. 1/4 SEC. 20, T. 22 N., R. 10 E.  
S. 1/4 SEC. 20, T. 22 N., R. 10 E.

THE STATE OF TEXAS,  
COUNTY OF HARRIS:

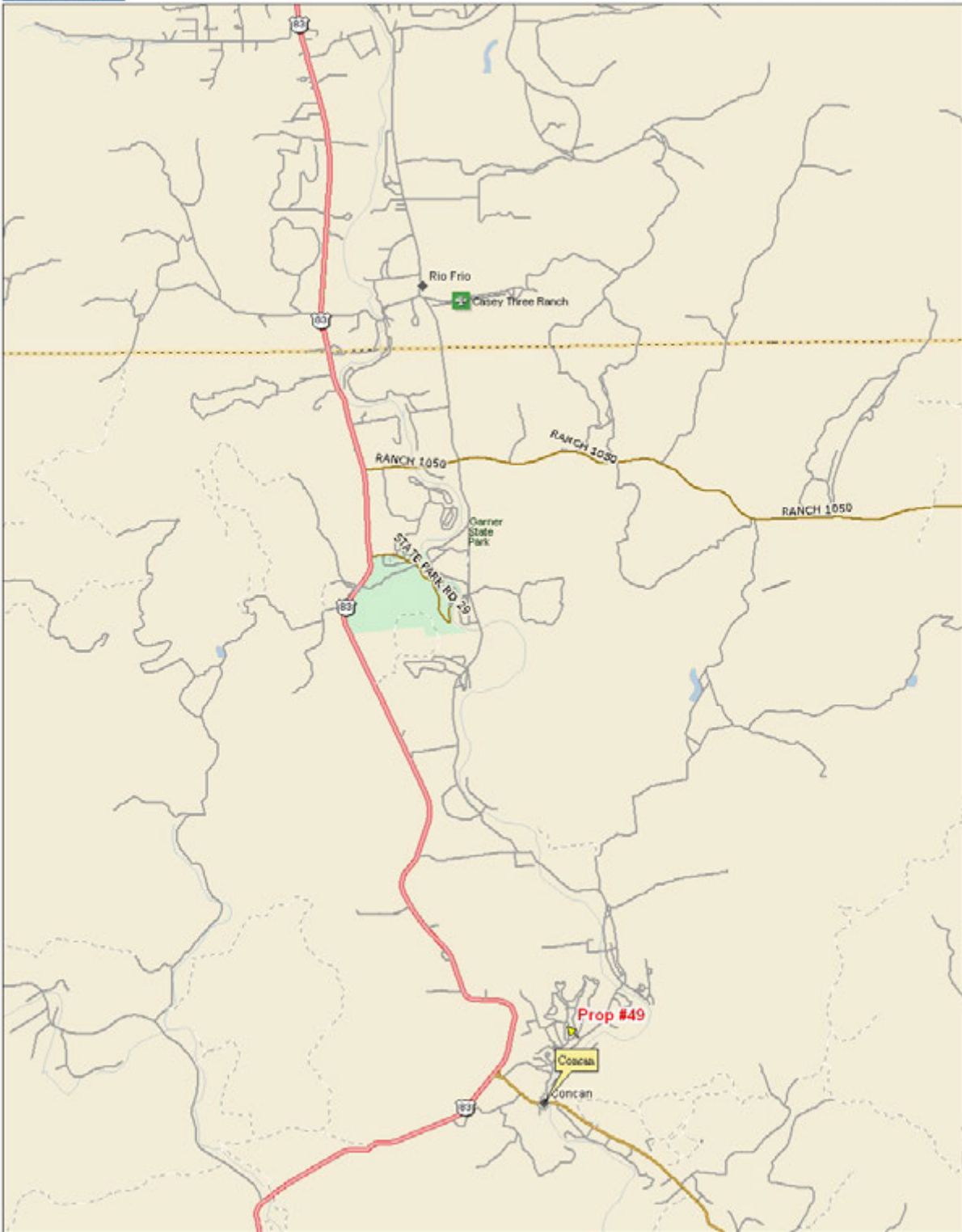
I, ALBERT J. HARRIS, DO HEREBY CERTIFY THAT THIS PLAT IS  
A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL  
SURVEY MADE BY ME ON THE GROUND, ON THE DATE GIVEN.



*Albert J. Harris*  
LICENSED STATE LAND SURVEYOR  
REGISTERED PUBLIC SURV. NO. 278  
D'HAUIS, TEXAS 77060.

# "CANYON OAKS"

RESERVATION AND ONE CREEK



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