

# Suttle and Company Real Estate

## Prop #3

Lot 22, Valley Ranch Subdv., 1.51 Ac  
Campwood, Tx 78833



*"Your Real Estate  
Professionals"*



### Attributes

- Great Location
- City Water
- Breathtaking Views
- No City Tax



## Suttle and Company Real Estate

1260 Hwy 83 South  
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### Prop#3

Check out this must-see reasonably priced, New build 2400 sq ft 2 story, 4-bedroom 3 bath home, 1 car garage with 225 sq ft office space, on a 1.51-acre property that has amazing breathtaking Hill Country Mountain views, located in the Valley Ranch Subdivision, a developed subdivision located in the hills of Real County. Valley Ranch Subdivision offers the perfect blend of comfort and natural beauty for residents seeking a laid-back lifestyle in the Texas Hill Country. Just three miles East of Camp Wood, Texas, and 12 miles West of Leakey off scenic Highway 337. A little getaway for the Three Sisters enthusiasts, within driving distance of the Nueces River. This well-maintained, cleared 1.51-acre lot is situated in a nice subdivision, which has flat, wide-open spaces with your forever new dream home, retirement home, or as an investment for the future generations to come, with Restricted homesites, beautiful mountain views, paved roads maintained by the county. City water garbage, and electricity available. This is a fast-growing area, but not yet spoiled by development, which adds to the value of the property. This home could be your little piece of heaven in the Texas Hill Country.

List Price: \$340,000



# VALLEY RANCH REAL COUNTY, TEXAS

SCALE 1" = 200'

NOTE: 1. 1941 CORRECTION 60' ON NORTH  
2. 1941 CORRECTION 50' ON WEST  
3. 1941 CORRECTION 100' ON EAST  
4. 1941 CORRECTION 100' ON SOUTH

SURVEY NO. 235  
ELIJAH B. FRANKLIN  
A-237

SURVEY NO. 79  
JOHN H. GIBSON  
A-238

Ranch Road Map No. 307

I, Fred L. Bushong, a registered professional engineer and land surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the owner thereof, and that the same is a true and correct copy of the original survey as shown to me by the owner thereof, and that the same is a true and correct copy of the original survey as shown to me by the owner thereof.

Fred L. Bushong  
Registered Professional Engineer and Surveyor  
No. 100,000, State of Texas  
No. 100,000, State of Texas

BUSHONG ENGINEERING & SURVEY

