

Suttle and Company Real Estate

Prop #15

**Lots 16 & 17, City of Leakey, 0.51 Ac
Leakey, Tx 78873**



*"Your Real Estate
Professionals"*



Attributes

- Great Location
- City Utilities
- Aprx 900 sqft
- Shaded Setting



Suttle and Company Real Estate

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

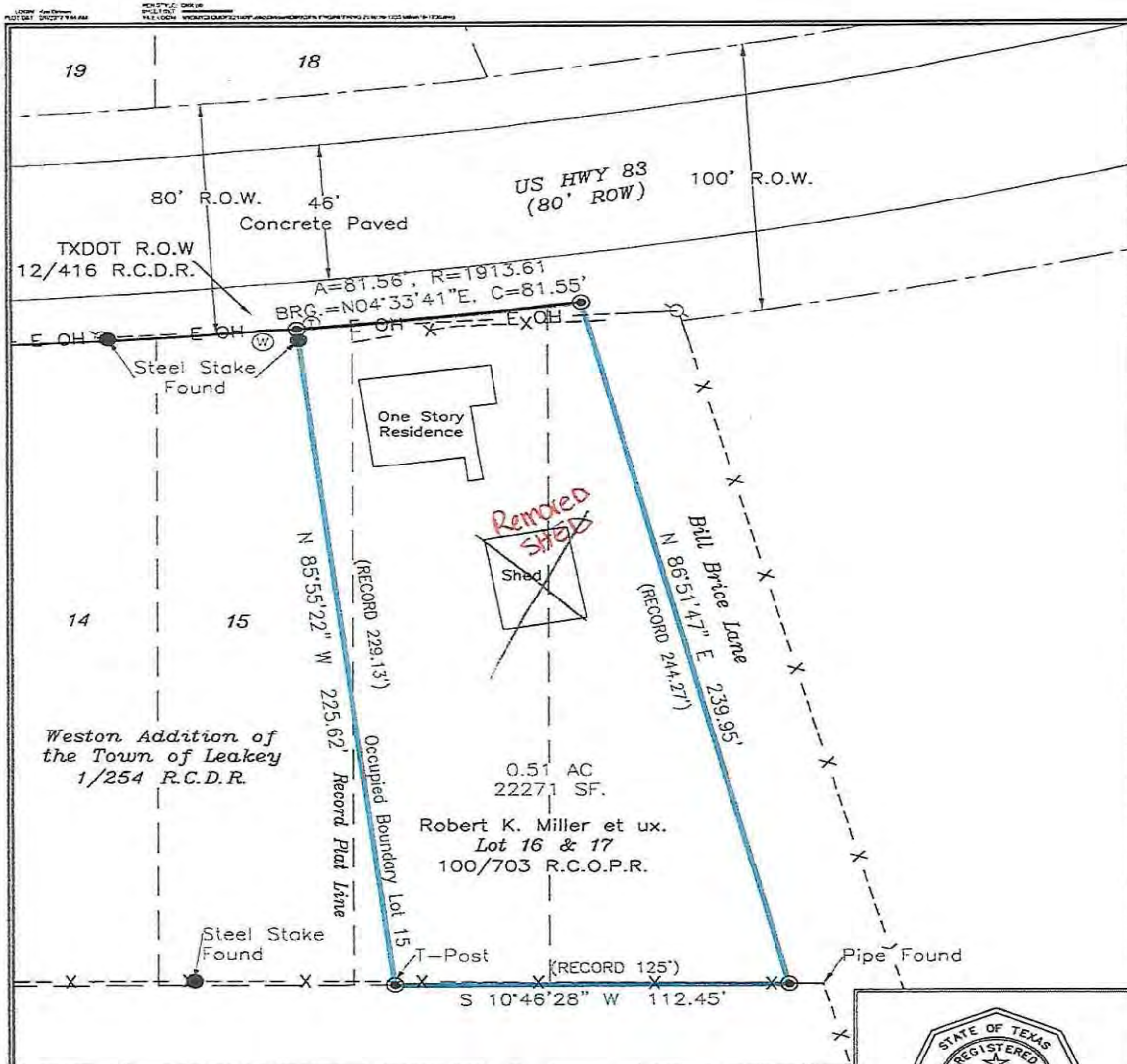
Phone: 830/232-5242
Fax: 830/232-4283

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

Prop#15

Looking for a great rental investment property, here it is. This newly renovated, open-concept multi-use property, with two bedrooms and one bathroom home, is in a convenient location in the town of Leakey. Two city lots are within walking distance of the school. Great residential/rental and commercial potential with visibility from US Highway 83. These well-manicured lots total approximately 0.51 acres with beautiful oak trees, flat terrain, and plenty of room to expand or even adding a pool. There are no restrictions and no HOA. There is electricity, city water, and sewer in Place. With approximately 81 +/- feet of US Highway frontage. You have easy access to your home.

List Price: \$180,000



DRAWING SHOWING
 Lot 16 and 17, Weston Addition of the Town of Leakey recorded in Volume 1, Page 254 of the Real County Deed Records and described in conveyance document to Robert K. Miller et ux. recorded in Volume 100, Pages 703-et seq. of the Real County Official Public Records, Real County, Texas.

- NOTES:**
1. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.
 2. 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN/6260" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

- LEGEND**
- FOUND MONUMENT
 - ⊙ SET MONUMENT
 - BOUNDARY LINE
 - PLAT LINE
 - DEED LINE
 - FENCE
 - ⊙ WATER METER
 - ⊙ ELECTRIC LINE/POWER POLE
 - ⊙ TELEPHONE PEDESTAL



SCALE: 1" = 40'



STATE OF TEXAS
 COUNTY OF UVALDE

THE UNDERSIGNED DOES HEREBY ATTEST THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS NOTED OR SHOWN HEREON.

FIELD WORK COMPLETED JANUARY 27, 2017

Kenneth R. Dirksen
 KENNETH R. DIRKSEN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 6260

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FIRM NAME & ADDRESS

DIRKSEN ENGINEERING
 UVALDE EAGLE PASS
 TSP FIRM #F-8848, TSP L5 FIRM #10193741
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 PH: (830) 278-2100, FAX: (830) 278-2102
 EMAIL: KENDIRKSEN@GSCOLAR.NET
 WEBSITE: WWW.DIRKSENG.COM

PREPARED FOR:
 Eletha Miller
 C/O Fidelity Nation Title
 GF, # FTH-12-FAH16008826WT
 1600 Hughes Landing
 The Woodlands, TX 77380
PURPOSE OF SURVEY:
 BOUNDARY

PROJECT#
 16-1235
DESIGN: KRD
DRAWN: JWB
APPROVED: KRD
DATE: 02-01-17
DRAWING NO.
 16-1235

