

Suttle and Company Real Estate

Prop #45
12.65 Ac, 1189 CR 350
Concan, Tx 78838



"Your Real Estate Professionals"



Attributes

- Great Location
- Restrictions
- Low HOA Fee
- Near Garner State Park
- Easy Access to Public Frio River



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: suttle Realty@hctc.net
www.SuttleandCompany.com

Don't miss out on this exceptional 12.65-acre property in Frio Canyon Estates Unit 2, Concan, Texas. It offers private park Frio River access and RV Storage for owners only with the convenience of a short drive to Magers, Frio River public access for short-term renters! It boasts a well-maintained 4-bedroom, 2-bath, 1980 sq ft open floor plan home with a baker's dream kitchen, perfect for creating lasting family memories with the holidays right around the corner. Located in the stunning Concan area, this property offers a unique opportunity to own a piece of Texas Hill County. You'll have convenient access to outdoor activities such as swimming, kayaking, tubing, and fishing as well as proximity to amenities like restaurants, shops & entertainment options. Sellers are open to offers & are willing to sell the property as a vacant lot without the mfg home, establishing a recreational retreat, or investing in a premier vacation rental, this expansive property offers versatile potential. Seize the opportunity and schedule a private viewing to explore the endless possibilities waiting for you in this enchanting oasis. List Price: \$525,000



