

# Suttle and Company Real Estate

**Prop #45-A**  
**6.324 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](mailto:suttle Realty@hctc.net)  
[www.SuttleandCompany.com](http://www.SuttleandCompany.com)

Don't miss out on this exceptional 6.325+/-TBS, parcel of land with a well-maintained 4 bedroom, 2 bath home 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 to make all those family memories. Whether you dream of building your own 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: \$400,000 Additional 6.325 adjoining acreage available as Prop #45B.



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