

RANCHO REAL SUBD LOT 40 & PART 39
1174 OLD ROCKSPRINGS RD
LEAKEY, TEXAS 78873



REAL ESTATE IS OUR BUSINESS.....
OUR ONLY BUSINESS!

- **RECREATIONAL**
- **CORNER LOT**
- **RESIDENTIAL**
- **ROAD FRONTAGE**
- **LEVEL**
- **RENTALS ALLOWED**
- **ELECTRICITY IN PLACE**
- **VIEWS**
- **GREAT FOR FAMILY**
- **VERY SECLUDED**
- **SEPTIC**
- **PARTIALY WOODED**
- **RIVERFRONT**
- **PLENTY OF PARKING**



A 5.70 acre tract located on about 275' of riverfront. Home sits under and behind cedars and oaks to shade during the hot summer days. Property has plenty of frontage on CR, and very easy access onto the property. Home faces the east, which is all cleared from cedars, so you will be able to have the view of your bluff and watch the sun come up over the bluff. There is a fenced garden with great soil for that gardner, in this area it must be high fenced to keep the game out. Did I mention, many axis make their home here? Many other type of game cross this area too. The home has a screened in porch to catch the west sun through all the trees. Home has a handicap ramp to enter the home. Among all the improvements, you will find a covered carport and storage shed & workshop.

Listed @ 450,000. Call Martin!!!

