

631 RIEMER CREEK RD
RANCHO REAL #3 LOTS 165 & 166
LEAKEY, TEXAS 78873



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

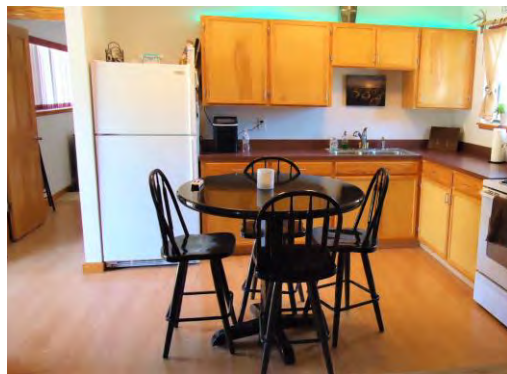
- *28.84 ACRES*
- *1BDRM/1BTH*
- *RECREATIONAL*
- *WOODED*
- *MOSTLY ROUGH*
- *ROAD FRONTAGE*
- *SEPTIC*
- *VIEWS*
- *ELECTRICITY*
- *SOME FLATS*
- *GREAT FOR FAMILY*
- *HUNTING ALLOWED*
- *28.84 ACRES*
- *SEASONAL CREEK*

**FRIO CANYON
REAL ESTATE**

230 US HWY 83 S
P.O. Box 1489
LEAKEY, TX 78873

830-232-4500 OFC
830-232-4501 FAX

INFO@FRIOCANYONREALESTATE.COM



This 28.8-acre property is located north of Leakey off Ranch Road 336, in an area described as one of the better places for "Star watching." It offers a setting for family vacations, hunting, hiking, or simply getting away. The property includes a small one-bedroom, and a one-bath cabin with an attached garage.

Views of the surrounding hills provide a sense of seclusion. Reaching the property requires crossing Frio River several times and driving up a creek, and access can be challenging; 4x4 may be needed at times. The land could be used for full-time residence too. Various types of game can be seen in the area. The property is a few minutes from the Frio and fronts a seasonal creek.

LISTED @ \$325,000.

REAL COUNTY, TEXAS

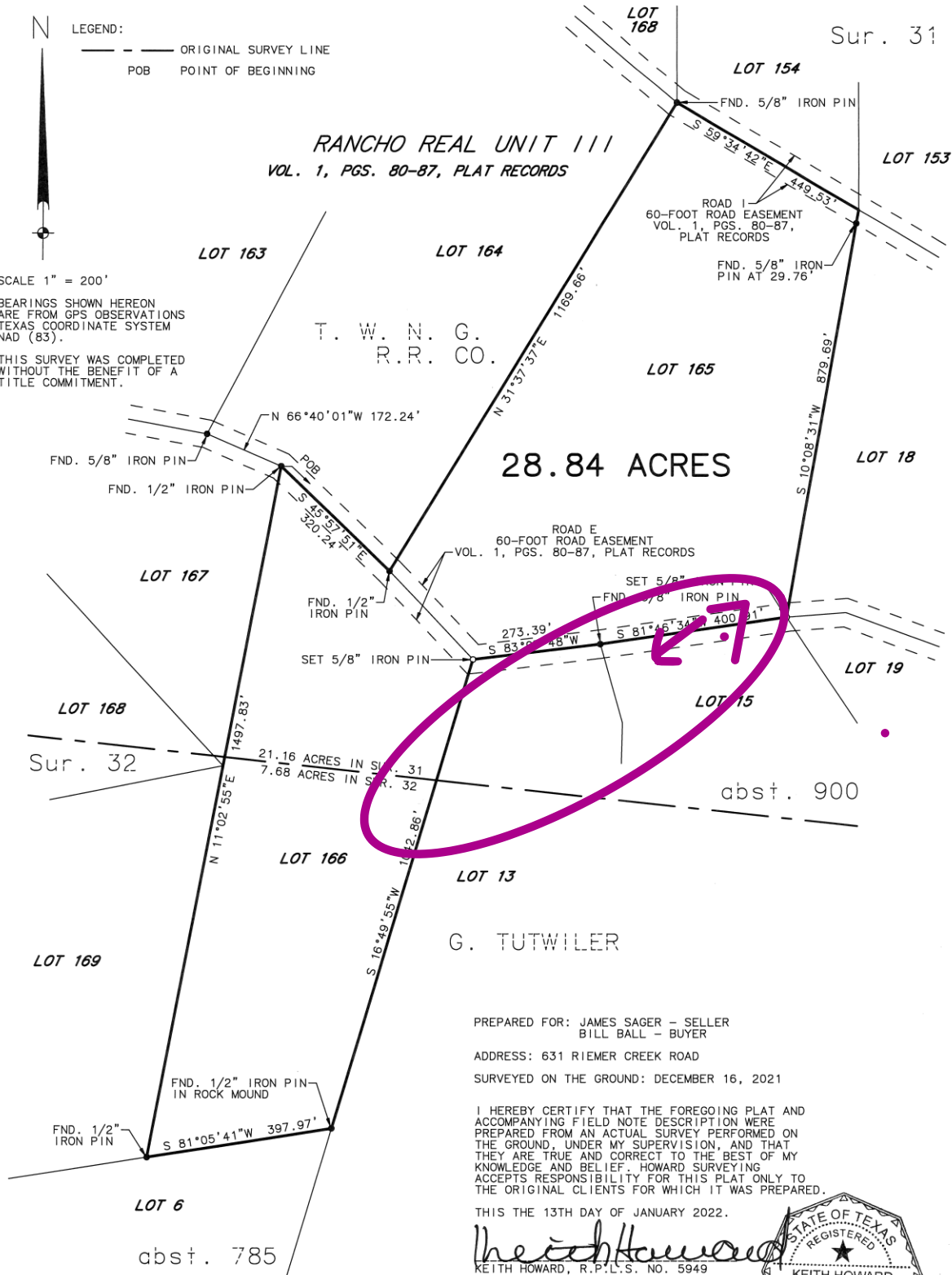


LEGEND:
 --- ORIGINAL SURVEY LINE
 POB POINT OF BEGINNING

SCALE 1" = 200'

BEARINGS SHOWN HEREON
 ARE FROM GPS OBSERVATIONS
 TEXAS COORDINATE SYSTEM
 NAD (83).

THIS SURVEY WAS COMPLETED
 WITHOUT THE BENEFIT OF A
 TITLE COMMITMENT.



PREPARED FOR: JAMES SAGER - SELLER
 BILL BALL - BUYER

ADDRESS: 631 RIEMER CREEK ROAD

SURVEYED ON THE GROUND: DECEMBER 16, 2021

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
 ACCOMPANYING FIELD NOTE DESCRIPTION WERE
 PREPARED FROM AN ACTUAL SURVEY PERFORMED ON
 THE GROUND, UNDER MY SUPERVISION, AND THAT
 THEY ARE TRUE AND CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF. HOWARD SURVEYING
 ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO
 THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 13TH DAY OF JANUARY 2022.

Keith Howard
 KEITH HOWARD, R.P.L.S. NO. 5949
 HOWARD SURVEYING
 TBPELS FIRM NO. 10125700
 402 STATE HWY 173 SOUTH
 HONDO, TEXAS 78861
 830-426-4776



A Plat of a 28.84 Acre Tract of land being all of
 Lots 165 and 166 of Rancho Real Unit III according
 to the plat thereof recorded in Volume 1, Pages
 80-87 of the Plat Records of Real County, Texas.