

RANCH ROAD E. 337

FRIO RIVER RANCHES LOT 105

LEAKEY, TX. 78873



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

- *CLOST TO TOWN*
- *PAVED RD FRONTAGE*
- *NO IMPROVEMENTS*
- *ACCESS TO CITY WATER*
- *GENTLY SLOPING*
- *LONG VIEWS*
- *NO FENCING*
- *GREAT FOR FAMILY*
- *ELECTRICITY AVAILABLE*
- *RECREATIONAL*
- *GREAT LOCATION*
-

**FRIO CANYON
REAL ESTATE**

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

830-232-4500 OFC



You don't want to miss out on this 5 plus acre tract. A rare opportunity to own a property fronting on Ranch Road 337, east of [Leakey?]. These don't come up much at all, and they go quick. This gently sloping tract has many cedar and a few scattered oaks, with excellent potential for residential, commercial, or recreational use. With paved road frontage, has easy access into Leakey for shopping, restaurants & of course the Frio river is very close.

Listed @ \$139,000.

desirable Twin Forks subdivision, just east of Leahey. Here's a closer look at its key features:

Property Highlights

- Access to Nature: Homeowners can enjoy two Frio River Park areas, showcasing some of the area's most beautiful river views.
- Bedrooms:
- Upstairs Level: A large bedroom for easy accessibility.
- Loft Bedroom: A cozy loft space upstairs, ideal for guests or family.
- Guest Home: An attached guest suite offers privacy, presently being used as storage along with a convenient two-car carport.
- Outdoor Living:
- Porches: Expansive covered front and back porches, perfect for relaxing with your morning coffee or unwinding with an evening drink while taking in gorgeous views of the surrounding acreage and hills. From back porch take in the views of game running in the open pasture.
- Kitchen & Dining:
- A spacious country kitchen with a dining area, easy access to the living room, designed for gatherings and family meals.
- Workshops & Storage:
- A large workshop equipped with electricity, currently serving as a storage room.
- A new, spacious shed for additional storage needs.
- Gardening Potential: The property features plenty of fertile soil and a fenced garden area, perfect for cultivating plants or vegetables. Entire two tracts are fenced with electric gate for easy access onto the property.

This home combines practical amenities with a picturesque setting, making it an ideal retreat for those looking to enjoy the tranquility of nature while having ample space for hobbies and entertaining.

If you're interested in more details or would like to schedule a visit, let me know.