



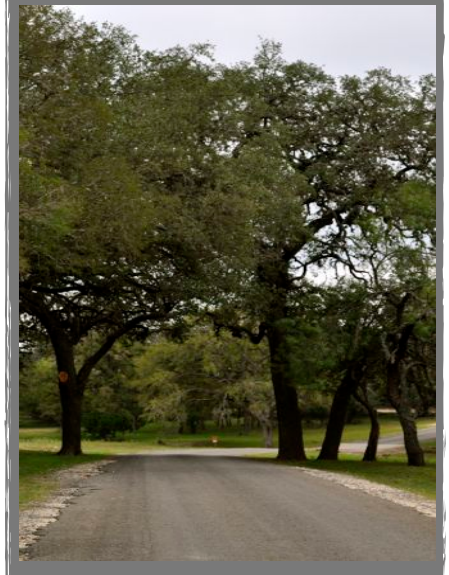
BOWND'STM
REAL ESTATE BROKERAGE

REALTORS[®]

'Let us show you... Texas'

River Tree

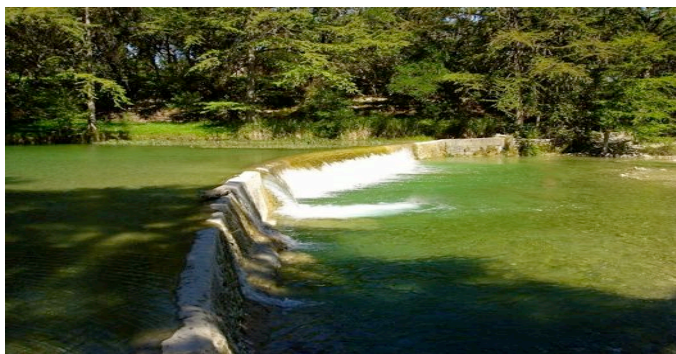
1.03± Acres Leakey • Real County \$99,000



EXCELLENT
RECREATION
DESTINATION

SWIM AND REST
UNDER THE SHADES
OF TOWERING
CYPRESS

GREAT BUILDING
SITE



BRANDON BOWND'S
BROKER

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107
EMAIL

INFO@BOWND'SREALTORS.COM

WWW.BOWND'SREALTORS.COM

Information is believed reliable, but is not guaranteed by Realtor[®]. Property is subject to prior sale, correction or withdrawal without notice.

ACREAGE

1.03± Acres with Frio River Access

LOCATION

Leakey, Texas • Real County

ACCESS

Off U.S. Route 83. Gated Community for privacy of the owners. Paved Road.

WATER

Access to the beautiful Crystal Clear Frio River through a common area named Lombardy Park.

TOPOGRAPHY

Level to Gently Rolling with Fertile Soil, great Tree Coverage. Potential Building Site.

VEGETATION

Flourishing Native Grasses, Large Live Oak, Cypress-Lined River Banks and other trees and plants native to the Hill Country and River Region.

WILDLIFE

Free roaming wild game. Established game trails. A diverse array of bird life and fish.

SURROUNDINGS

Available acreage to the north. Also surrounded by larger neighboring properties. Desired privacy.

IMPROVEMENTS

Electric

HIGHLIGHTS

Access on the beautiful Frio River, common area

Great Swimming

Secured Gated Entry

Paved Roads

Excellent Building Site

Beautiful Large Hardwoods

Central Water System

All Useable Land

Electric and Telephone Service Available

A few miles to Garner State Park

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DESCRIPTION

Think... Sumptuous Lounge Chairs, Luscious Greenery, Blue Skies and Cold Drinks. Appreciable place for an easy access dunk, float on an inner tube or picnic along the river banks. Create unforgettable memories. Enjoy the sounds of laughter and excitement from Family and Friends.

Showcase the night sky with a blanket of exquisite stars twinkling. Break out the telescopes for stargazing constellations.

PRICE

\$99,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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