

# New Listing RIVER LIFE

'Let us show you... Texas'



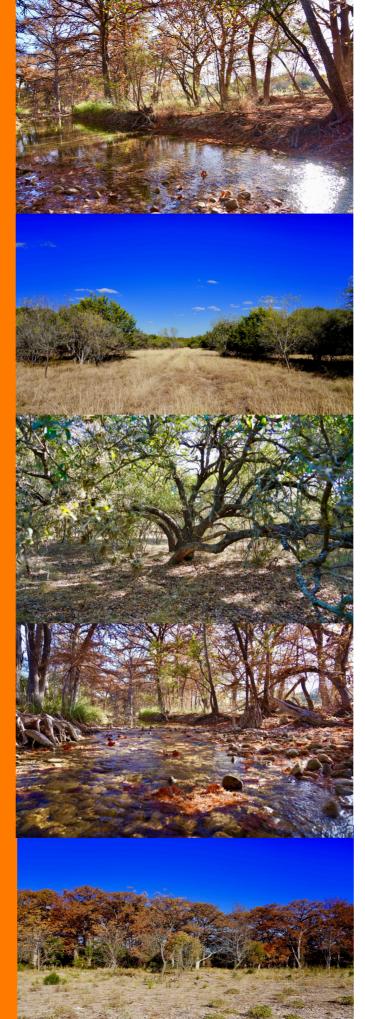


#### **PRICE**

# \$440,400

- Quality Sabinal Riverfront Acreage
- Park-Like Setting and Riverside Ambiance
- Prime Picnic Spots under the Cypress Shade
- Inviting Useable Land
- Grassy Tree-Studded Bottomland with Subtle Contours
- Ideal Building Sites
- Great Soils
- Perfect Full-Time, Retirement or Recreational Living Potential
- Electricity Available
- "RIVER LIFE" : Eat Sleep Play Repeat!





#### **Water Features**

- Beautiful Cypress & Sycamore Lined
  Sabinal River Frontage
- Excellent Water Well Sites

## **Highlights**

- Build the River Home you've always wanted
- Perfect gathering place for Family,
  Friends, Adventurers and Relaxers
- Plenty to do: Walk Around, Explore, join in Competitive Outdoor Games, Swim, take in the Scenery and Fresh Air and so much more...
- Experience the River Life. You will be changed!

### **Vegetation**

- Cypress
- Sycamore
- Mesquite
- Live Oak
- Post Oak
- Agarita
- Persimmon
- Aquatic Plants

# **Wildlife**

- Abundant Whitetail
- Turkey

Axis

- Hog
- Common Native Wildlife, Birdlife, Aquatic Life and Amphibians