

LEAKEY FRIO RIVER RANCH

DR

DR

DULLNIG

RANCH SALES



DESCRIPTION

This 80± acre Frio River ranch lies just 5± miles north of Leakey and is a one of a kind property with no comparison on the market. Having over 3,000± linear feet of Frio River frontage, there is no shortage of beautiful views and recreational uses. Heritage trees, open grasslands and crystal-clear water define this property, and it has been very well maintained and cleared of most cedars giving it excellent potential for development and wildlife uses.

IMPROVEMENTS

Aside from the automatic gate entrance off of Hwy 83, there are no standing structures on this property giving the owner an open canvas to do as they please. The property is low fenced on all sides and in good condition. There is electricity available on site from Bandera Electric Co-op (BEC).

80± Acres
Real County



80± Acres
Real County



WATER

The 3,000± linear feet of the Frio River highlights the property, along with several hundred feet of Mill Creek, of which a portion includes a private, spring-fed water feature, as well as numerous mature Live Oaks, Post Oaks, Pecans, Walnut and Cypress trees. Over 200 ancient Cypress trees adorn the property as guards along the Frio and elsewhere. Bass, Channel and blue catfish and varieties of perch are present, in river and lake, for recreational fishing or visual enjoyment. Four water wells have been drilled on property. One operational and others ready for set up.

WILDLIFE

This property has no shortage of native wild game which includes but not limited to: whitetail deer, axis, turkeys, dove, coyotes, and various fish species. Many species of songbirds inhabit the Cypress trees along the river. Real county is also known for free range exotic wildlife that roam the area.

80± Acres

Real County



80± Acres
Real County



VEGETATION-TERRAIN

This ranch has been cleared of cedars and has excellent development potential. An abundance of heritage Live Oaks, Post Oaks, Pecans, Walnut and ancient Cypress Live Oak trees are properly scattered among the open grassland and the river is covered by large cypress trees.

TAXES

Ag Exemption.

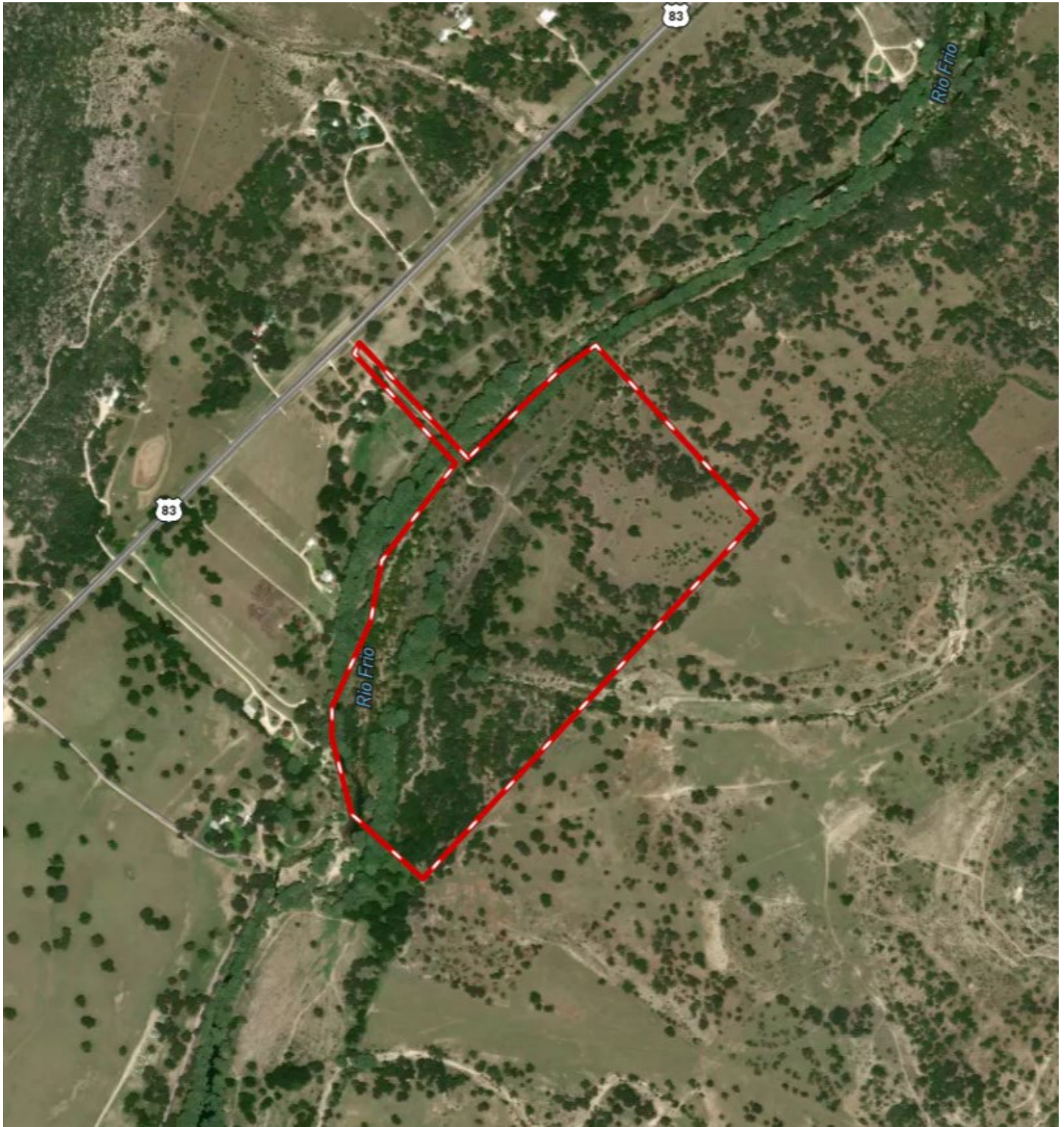
MINERALS

None.

80± Acres
Real County

MAP LINK

[Click here to view map](#)



80± Acres
Real County



**80± ACRES REAL COUNTY
HWY. 83
LEAKEY, TX 78873**

This property is located 5± miles North of Leakey with a gated entrance on the right side of HWY 83 when heading North. 20± miles from Utopia, 60± miles from Kerrville, 99± miles from San Antonio, 175± miles from Austin, and 290± miles from Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

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