

JT's River Hideaway \$350,000.

5.66 acres : LOT 106A FRIO RIVER RANCHES MOBILE HOME 5.66 AC

298 Camino Del Paso, Leakey, TX 78873

Infrastructure in place- City water and well water. Water pipes are installed well below the freeze line.

Water Well - Well was tested by Real-Edwards Conservation Reclamation District. We have a video of the 100' well depth. Water was found at 80', before we ever put a submersible pump on it. Later, we took a water sample to GBRA in Seguin and have a lab test for it also. We placed a solar panel on it to- trickle water into pond in the back area.

Electric -- has 2 accounts, 1st for RV slots and cabin. 2nd for office and laundry room. 3rd electric pole installed and ready for service for large cabin on top. We have extra electric boxes and large outdoor lights in 20ft container/ connex.

Septics --enough septs for everything on-site. Designed by county personnel. All permits have been pulled and inspected.

Cabin - Derkson Cabin is 50 x 16. Setup now is for a duplex cabin. Subfloor was engineered for extra strength/weight on floors. Higher pitch was ordered for high ceilings. Mini split ac's with heat & cooling are installed, one on either side. Several ceiling fans and light fixtures are ready to install. Some appliances, (stoves, a fridge, bathtubs, toilets, sinks and cabinets are in there. Insulation installation has begun on one side. Wiring is completed on both sides. Extra cabinets, one w granite are in there. Water heaters have been installed in new wooden cabinet in front of cabin. All pex plumbing has been installed on both sides. All ceilings have been spray foamed with insulation. This should drop energy bills dramatically!

Keys - Doors are keyed with a master set. Each cabin has a separate key, but office has master keys that fit every door.

Shed. The shed is currently set up for a small bedroom with electricity, approx. 10' x 16', with a bed, dresser, overhead light and a window unit that heats and cools. Has 110 outlets.

Office -- is a Derkson building, Office in front, in which we added a large laundry room, and a full bath with a shower. Laundry room is around the back, with setup for 2 washers and 2 dryers, Currently we have 1 washer and 2 dryers installed, and a large water heater, along with a window unit with heat and cooling. The office area is where the bathroom is located. It also has a large window unit with heat and cool. Office has a sink and cabinet, along with a fridge. HCTC high speed internet is installed in the office.

Connex – 20' unit. Has electricity and a light installed. Shelves in place installed for extra storage. 220 plug installed for a window unit, with 110 outlets.

RV Slots- each slot has a picnic table, an installed bbq grill, and a firepit. Each setup includes a 50 amp and a 30 amp outlet, along with a 110 outlet, septic connection and a water spigot. Each pad has extra base to stabilize RV's.

Major Dirt work - Loads of dirt work to maintain 2 new roads, and cover all septic lines. There is still a lot of caliche' around front pond/tank to finish roads.

Survey- All 4 corners are marked by Smythe Surveyors out of Uvalde. Marked with survey tape and pins in the ground. Property is a plotted subdivision, however, we hired Smythe Company to come back and mark pins correctly in 2022.

Taxes – All taxes for Leahey ISD and Real County are paid in full thru 2022.

Hot Tub – 6-8 person hot tub is up near the cabin. It does need cleaning and new filters.