

FRIO CANYON ESTATES SUBDIVISION

LOT 36 WITH 1 ACRE

CON CAN, TEXAS 78838



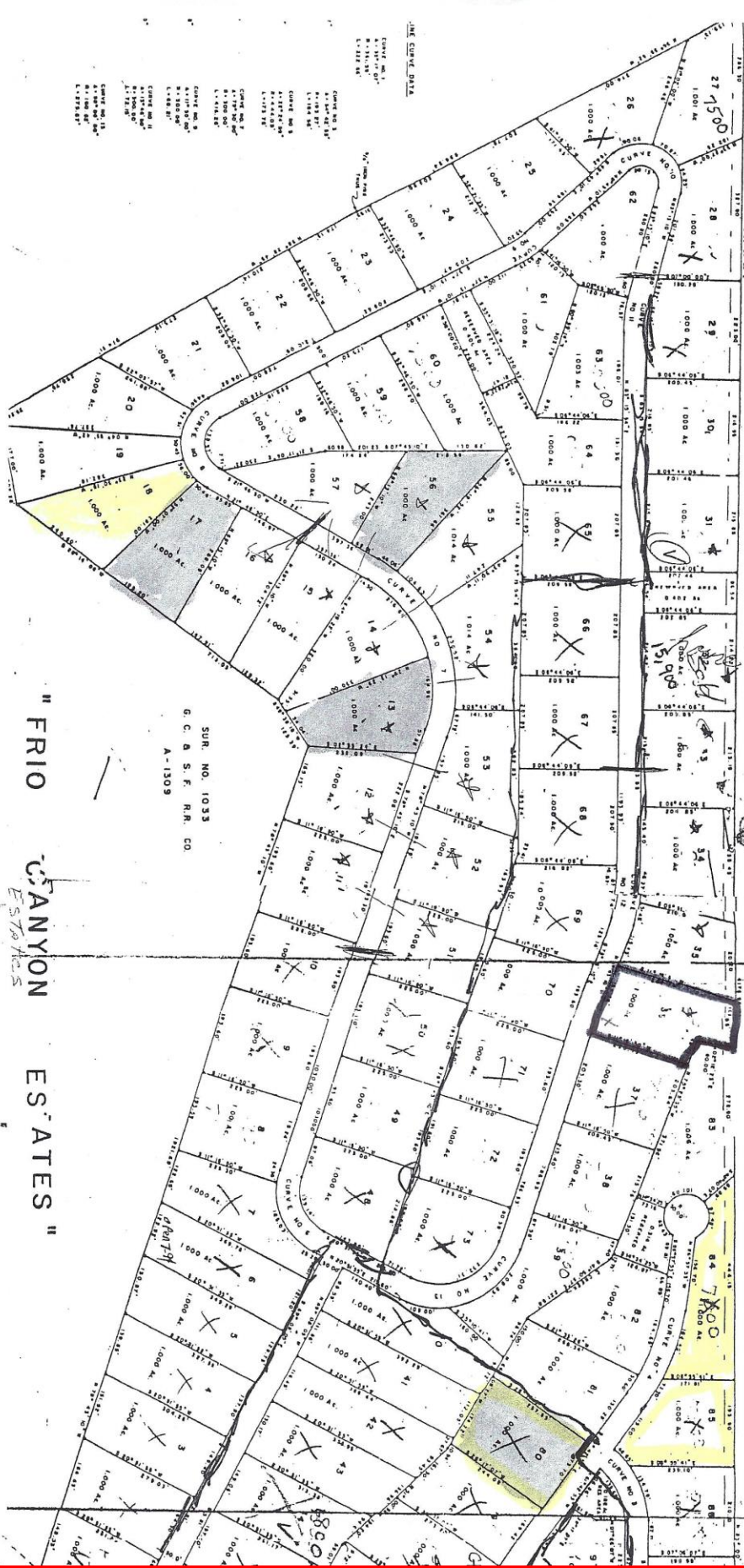
REAL ESTATE IS OUR BUSINESS.....
OUR ONLY BUSINESS!



- **RECREATIONAL**
- **WELL SYSTEM**
- **NO SEPTIC**
- **ELECTRICITY AVAILABLE**
- **FEW OAKS**
- **SOME CEDARS**
- **EASY ACCESS**
- **GREAT LOCATION**
- **SLOPING**
- **PRIVATE**
- **RIVER ACCESS**
- **HOA PARK**
- **CLOSE TO CON CAN**
- **CLOSE TO GARNER**

Just what everybody is looking for in RIVER ACCESS TRACTS.....This tract has a gentle slope with views of the backside of Garner. Easy access from paved road, a few oak trees, with some cedars to shade the lot. Access to water system and electricity is available. Centrally located close to Leakey and Con Can with Uvalde not far away. Places like these don't come on market very much, especially in this area. Just a few minute float into Con Can.... Deeded access thru 6 acre park to Frio River, which has RV hook-ups and pavilion w/bath....Call me for a viewing!!

Listed @\$49,500. Call Martin!!!



"FRIO CANYON ESTATES"
 ESTABLISHED
 ONE

SUR. NO. 1033
 G. C. & S. F. R.R. CO.
 A-1303

NOTE: CURVE DATA
 CURVE NO. 1
 RADIUS 1000 FT.
 CHORD 1000 FT.
 CHORD BEARS N. 71° 53' 44" W. 1000 FT.
 CURVE NO. 2
 RADIUS 1000 FT.
 CHORD 1000 FT.
 CHORD BEARS N. 71° 53' 44" W. 1000 FT.

5 1/2 1034
 J. M. PERRY