

LOTS 10, 11, 12, AND 13

FRIO CIELO RANCH

667 LOOP ROAD, REAGAN WELLS, TX



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



**FEATURES**

- *1+BD/1BA Home*
- *1196 sq. ft. per UCAD*
- *768 sq. ft Shop*
- *2.37 Acres (4 lots)*
- *Fully Furnished*
- *Two Living Areas*
- *Sitting Area In Master*
- *River Access + Many More Amenities!!*
- *100+ Ac. Of Common Area to Enjoy*
- *Short Term Rental OK!*



**FRIO CANYON  
REAL ESTATE**

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Situated on 2.37 acres (4 lots) within the Frio Cielo Ranch community, this darling cabin has been updated to serve as a comfortable retreat while maintaining the original rustic charm. There are two living areas, one of which could serve as an extra bedroom. The master has tall ceilings, great natural light, and features a sitting room plus a walk-in closet. A stackable washer/dryer is located in the bathroom. The owners are leaving a very nice assortment of tasteful and fun furnishings. All the new owners need to bring to start enjoying paradise are swimsuits, clothing, and some refreshments! A beautiful heated/cooled workshop could easily be converted to additional living space, used as a studio, and/or storage for "toys" ....what a bonus! Frio Cielo Ranch owners share 100+ acres of common property that includes a mountain-side observation area, campsites, and a mile long stretch of BOTH SIDES of the Dry Frio River---which is NOT dry! Short term rentals are allowed.

**\$245,000 REDUCED**