

LOT W-10-M

SADDLE MOUNTAIN LAKE ESTATES

98 MIDDLE RD., RIO FRIO, TX 78879



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



FEATURES

- 3BD/2BA Split plan
- 2015 Clayton "St. Louis"
- 1800 sq. ft. per RCAD
- 9.2 ac. Lot
- Carport
- Beautiful Decks
- AMAZING VIEWS!
- 24X40 Metal Garage on Slab
- 16x32 Bldg. w/2 Lofts (wired for electricity)
- 12x16 Storage Bldg. (w/electricity)
- 2 Full RV Hook-ups (30 & 50 amp)
- Full Utility Room
- New AC & Rock Skirting

**FRIO CANYON
REAL ESTATE**

230 S. US HWY. 83
P.O. BOX 1489
LEAKEY, TX 78873

830-232-4500 OFC
830-232-4501 FAX

INFO@FRIOCANYONREALESTATE.COM
WWW.FRIOCANYONREALESTATE.COM



COMFY COUNTRY HOME nestled against Saddle Mountain that ticks all the boxes!

This well-maintained property lends itself to either permanent or part-time living. All the bedrooms are spacious and there is ample storage throughout the home. Decks off both front and back provide plenty of opportunities to enjoy the wildlife that is abundant on the property as well as a spot to take in the stunning easterly view. The 9+ acre tract has been enhanced with crushed limestone driveways, a wet-weather pond, and several wildlife feeding areas. 3 nice outbuildings and 2 RV spaces further expand the use of the property.

\$369,000

REAL COUNTY, TEXAS

Sur. 1605

N

- LEGEND:
- P.F. — FENCE LINE
 - E — OVERHEAD ELECTRIC LINE
 - ORIGINAL SURVEY LINE
 - PLAT RECORDS REAL COUNTY, TEXAS
 - R.P.R. REAL PROPERTY RECORDS COUNTY, TEXAS

Sur. 597

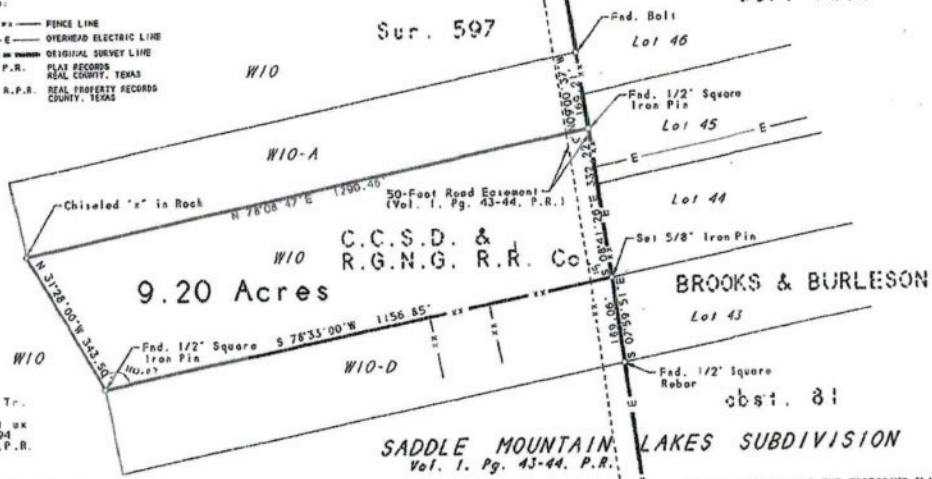
Scale 1" = 200'

BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH CALCULATED FROM SOLAR OBSERVATIONS MADE ON OR NEAR THE PROPERTY SHOWN HEREON

35.7 Acres
Lavonne Alexander, Tr.
to
Joe R. Anderson, et al
September 14, 1904
Vol. 11, Pg. 614, R.P.R.

PREPARED FOR: Shirley Shandley & Jack Bridges

SURVEYED: January 23, 1998



9.20 Acres

C.C.S.D. & R.G.N.G. R.R. Co

BROOKS & BURLESON

SADDLE MOUNTAIN LAKES SUBDIVISION

cbst. 159

cbst. 81

10-Foot Utility Easement along all Lot lines and 50-Foot Road Easement (Vol. 1, Pg. 43-44, P.R.)

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTIONS WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY ARE TRUE AND CORRECT.

THIS THE 27th DAY OF JANUARY 1998

[Signature]
 JERRY HOWARD, R.P.S. 173, 08-0911
 404 STATE HWY 173, BOX 1001
 HOSDO, TEXAS 78860
 (830) 426-4776

A Plat of a 9.20 Acre Tract of land situated about 2.6 miles S 30° E of Leakey in Real County, Texas.