

BLK 1 LOT 14
 COLD SPRINGS SUBDIVISION
 RIO FRIO, TEXAS 78879



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

- ***NO RESTRICTIONS***
- ***VIEWS***
- ***PRIVATE***
- ***ELECTRICITY***
- ***SEPTIC***
- ***WELL***
- ***SHORT FLOAT TO GARNER***
- ***GREAT FOR FAMILY***
- ***POPULAR AREA***
- ***PAVED ROAD FRONTAGE***
- ***SHADED LOT***
- ***MINS TO CONCAN***
- ***GIANT OAKS***
- ***EASY ACCESS***
- ***RECREATIONAL***



If your looking for a spot on the Frio River look no further? This spot has it all, close to Garner or just a short float to Garner. Rio Frio/Leakey a few minute drive up, or Con Can/Uvalde another short drive to the south. Easy hour or so drive to SA. This tract is loaded with huge oaks that are hundreds of years old, shades the entire building site, where all utilities are in place for the next owner. The river will be a short walk down a hill, on the gravel bar, over a spring along the way, makes you feel like walking through a rain forest. The trail can very easily be widen to drive ATV/truck all the way to river. The river is an easy walk into water, or just relax under the huge cypress trees.

Listed @ \$315,000 **REDUCED**. Call Martin!