

48.46 ACRES

7590 W. RR 337

LEAKEY, TX 78873



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



**FEATURES**

- 1BD/1BA Cabin
- 720 sq. ft. per RCAD
- 576 sq. ft. Garage on Slab
- 400' Water Well
- Perimeter Fenced
- Pistol Range
- Small Pond
- Rolling Topography
- Numerous Hardwoods
- Selective Cedar Clearing
- Currently Enjoys a 1-D-1 Open Space Ag. Valuation (Wildlife)
- 337 Frontage
- No Restrictions
- Not in a Subdivision

**FRIO CANYON  
REAL ESTATE**

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Don't miss your chance to own the type of hill country place everyone asks for! Located 7.5 miles west of Leakey, this one is simply perfect for year around enjoyment of all that the Frio and Nueces Canyons have to offer. There is a nice entrance off Hwy. 337 with a good, all-weather road to the cabin and a circular drive capable of accommodating truck/trailer. The cute cabin is well built and very comfortable with a covered front deck to enjoy the long views. A nice garage is available for storing ATVs and vehicles and also houses a washer and dryer.

The perimeter is completely low fenced and there is a small pond plus troughs and feeders to bring in the game. A pistol range allows for fun and safe target practice. The terrain is rolling with a nice balance of brushy cover and grassy open areas.

**\$515,000**