

ROARING SPRINGS LOT 2 6.61 ACRE
 106 PINE MOUNTAIN RD
 CAMP WOOD, TX 78833



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



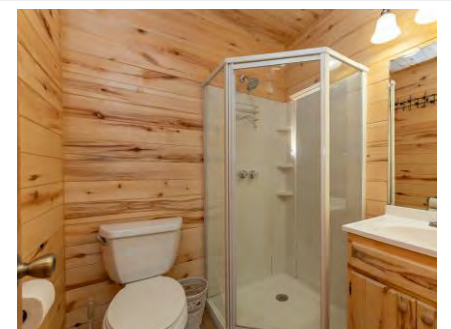
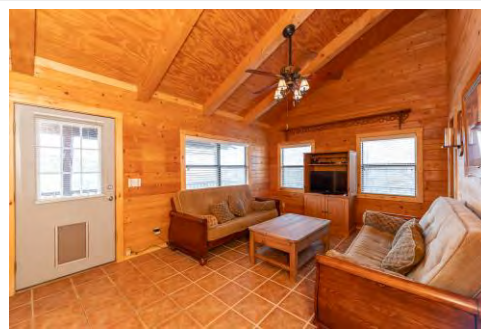
FEATURES

- *SUNSET VIEWS*
- *CONCRETE DRIVE*
- *WELL*
- *ELECTRICITY*
- *SOME OAKS*
- *CEDARS*
- *SEPTIC*
- *NO HUNTING*
- *PRIVATE*
- *COVERED PORCH*
- *HIGH CEILINGS*
- *WORKSHOP/STORAGE ROOM*
- *2 CAR CARPORT*
- *HOA PARK*

**FRIO CANYON
 REAL ESTATE**

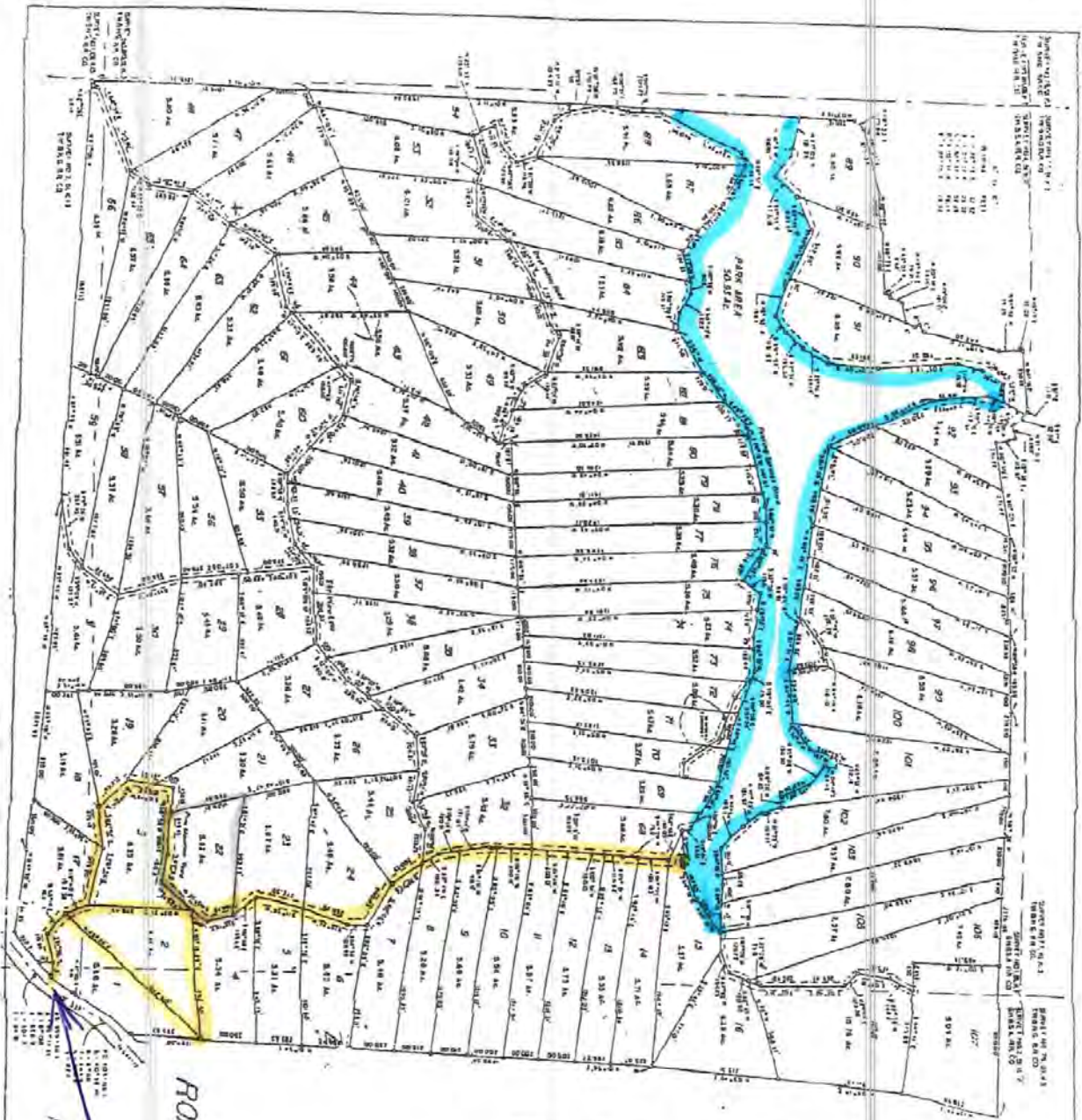
230 S. US HWY. 83
 P.O. Box 1489
 LEAKEY, TX 78873

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



Experience country living at its finest in this charming two-bedroom, two-bath home, nestled on over 6 acres in the picturesque community of Roaring Springs. Relax and take in the breathtaking long-distance views from the inviting covered porch. As a proud landowner in Roaring Springs, you'll enjoy exclusive access to 50 acres of common area, featuring a spring-fed creek with stunning waterfalls, a deep swimming hole, and a serene lake complete with walking trails. The property also boasts a well-built workshop, providing ample space for hobbies or storage. For your convenience, there is a two-car carport and a concrete driveway that leads directly from the HOA road to your home. Inside, the home features a split-bedroom layout, an open living and kitchen concept, and soaring high ceilings that create a spacious and airy atmosphere.

Listed @ \$399,000.00



ROARING SPRINGS
 RANCH
 Gate Combo
 REAL COUNTY, TEXAS

I, Paul [Name], registered professional engineer, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed and registered professional engineer in the State of Texas.

Paul [Name]
 Registered Professional Engineer
 State of Texas
 License No. [Number]

Witness my hand and the seal of my office at [Location], this [Date] day of [Month], 20[Year].

NOTICE
 The undersigned Engineer, Paul [Name], do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed and registered professional engineer in the State of Texas.

Paul [Name]
 Registered Professional Engineer
 State of Texas
 License No. [Number]

I, [Name], do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed and registered professional engineer in the State of Texas.

[Name]
 Registered Professional Engineer
 State of Texas
 License No. [Number]

Surveyed and approved by the Board of Commissioners of Real County, Texas, on this [Date] day of [Month], 20[Year].

Surveyed and approved by the Board of Commissioners of Real County, Texas, on this [Date] day of [Month], 20[Year].