

20462 HWY 55  
 32 ACRES +/-  
 ROCKSPRINGS, TX 78880



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 OUR ONLY BUSINESS!



**FEATURES**

- 3BD/2BA Main Home
- Two 1BD/1BA Cabins
- Deluxe Party Barn
- Covered Pavilion
- BBQ & Firepit
- Game Cleaning Station
- 4 Sea/Land Containers
- Gas Tanks
- Several Blinds & Feeders
- Pulliam Creek Frontage
- Gentle Topography
- Hwy. 55 Frontage
- Selling Furnished!

**FRIO CANYON  
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Feast your eyes on this stunning 32+/- acre property nestled amidst a majestic canopy of pecan, live oak, red oak, blue/lacy oaks, and elm trees. This enchanting sanctuary just north of Barksdale offers endless possibilities for your dreams to come true. Whether you seek a tranquil retreat, a permanent residence, or an unforgettable vacation spot, this property has it all. Unleash your imagination and let it soar! In addition to the beautifully remodeled main home, follow the winding sidewalks and discover two cozy cabins, beckoning you to unwind and embrace the peace and tranquility that only nature can provide. Entertaining lots of guests? The man cave/party barn is the perfect spot for that along with a covered pavilion featuring a firepit and built in BBQ! Hunting? Enjoy the well placed blinds & feeders throughout the property and experience the convenience of a well and a cleaning station nearby. Pulliam Creek forms the western boundary of this property and, in non-drought conditions, provides a welcome respite from the heat and an additional recreational opportunity! The property is selling furnished with many enhancements and equipment included that will ensure immediate usability.

**\$1,500,000.00**

### MAIN HOUSE:

3 Bedrooms/2 Baths. Approximately 1960 sq. ft. per ECAD. Attached garage. Stone veneer with metal roof. Beautifully remodeled with wood-look tile floors, open kitchen/dining/living area. Double ovens + gas cooktop, large pantry, breakfast bar, spacious bedrooms, and huge showers. Large wood deck off the back of the home overlooking the property.

### PARTY BARN:

Affectionately dubbed the Hawg Trawf, this is a deluxe man cave that even the ladies will appreciate! It has CA/CH and a **bathroom with a shower. 10 recliners are all lined up in front of a large TV (Super Bowl party, anyone?). There's a pool table and a ping pong table, picnic tables, dining table, several drink coolers, refrigerator, ice maker, 2 ranges, griddle, stainless commercial sink table (2 sinks), wood stove and more.** Garage doors roll up on either end of this building.

### PATIO AREA:

A lovely stone patio area under the oak trees is home to a built in BBQ and fire pit plus several picnic tables.

### PAVILION:

**This area is known as Big Daddy's Dancehall! It is approximately 25x25 and is adjacent to the patio. Let the fun spill on over to this area.**

### **BILLY'S CABIN:**

Small stone cabin with an open floorplan, window AC, small dorm fridge, 1BA/shower, with a lovely covered porch and outdoor shower.

### **LYNDA'S CABIN:**

Another 1BD/1BA stone cabin featuring an open floorplan similar to above. Window AC and nice covered porch.

### CLEANING STATION:

This area has a nice stainless steel table and sink area plus a walk-in cooler for the hunters haul!