

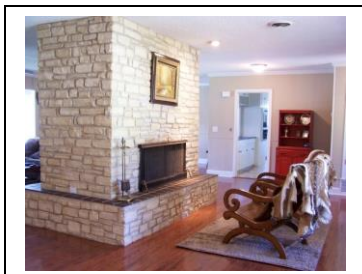
DEER ROCK RANCH 8484 RR 336

53 ACRES—UNRESTRICTED

LEAKEY, REAL COUNTY, TX



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



FEATURES

- *Frio River Frontage*
- *No Restrictions*
- *Hunting Allowed*
- *Nice trees*
- *Pretty Views*
- *Paved Road Frontage*
- *Spacious 3/3 Home*
- *Guest cabin*
- *Metal building*

FRIO CANYON
REAL ESTATE
102 WEST RR 337
P.O. Box 1489
LEAKEY, TX 78873

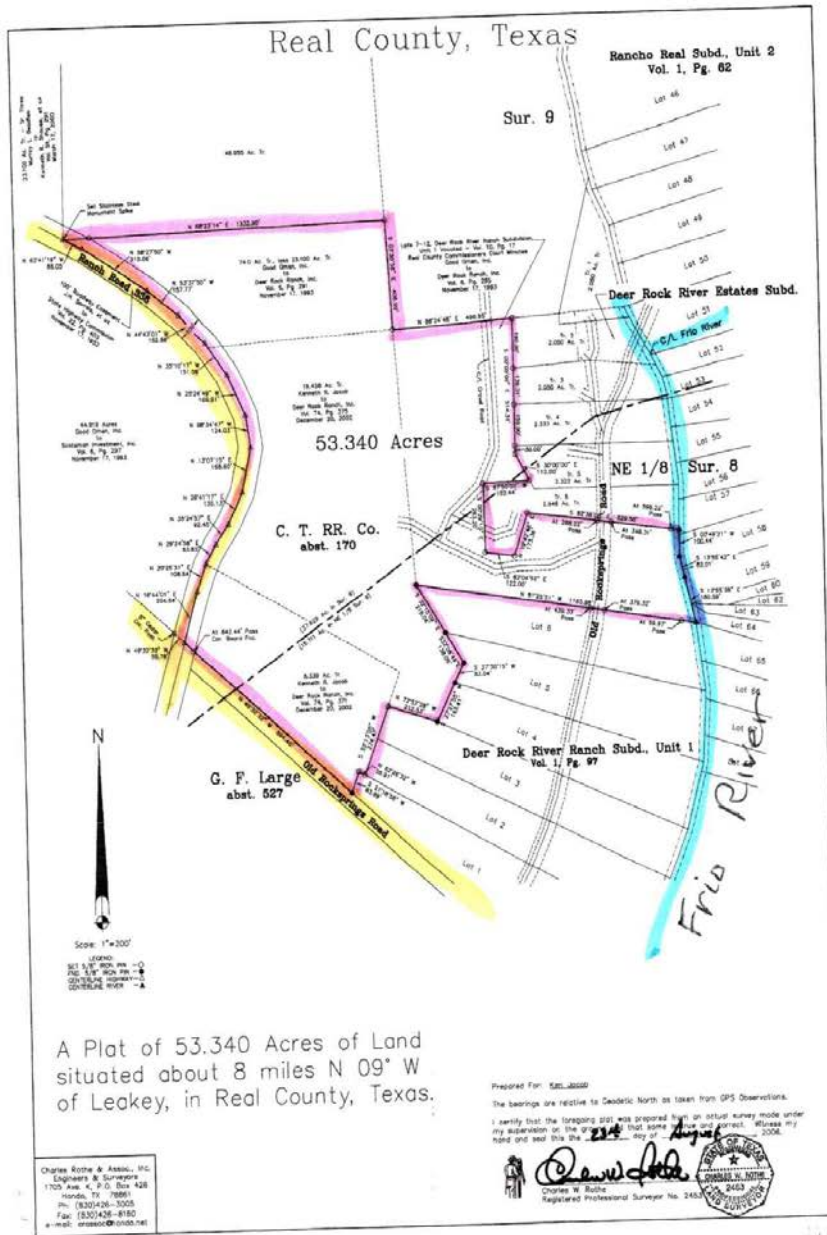


Frio River frontage, gorgeous views and a spacious and tastefully updated brick home are the focal points of this 53+ acre property. The home boasts a huge living area with beautiful hardwood floors and a massive double-sided fireplace. There are 2 master suites and a 3rd bedroom and bathroom on the other side of the house. An enclosed and attached garage, separate metal garage, barn, small guest house and in-ground pool with a rock patio all the way around and a huge rock fireplace, the complete the package. There is frontage on both RR336 and a paved county road lending commercial possibilities to the mix. The rolling, oak-studded land is unrestricted.

\$699,000 HUGE REDUCTION

Real County, Texas

Rancho Real Subd., Unit 2
Vol. 1, Pg. 62



53.340 Acres

C. T. RR. Co.
abt. 170

G. F. Large
abt. 527

Deer Rock River Ranch Subd., Unit 1
Vol. 1, Pg. 97

Deer Rock River Estates Subd.

Frio River

A Plat of 53.340 Acres of Land
situated about 8 miles N 09° W
of Leakey, in Real County, Texas.

Prepared For: 5411-00000
The bearings are relative to Geodetic North as taken from GPS Observations.
I certify that the foregoing plat was prepared from an actual survey made under
my supervision or the direct supervision of a duly licensed and bonded surveyor, witness my
hand and seal this 22nd day of August, 2008.

Charles Rott & Assoc., P.C.
Engineers & Surveyors
1700 Ave. 4, P.O. Box 428
Hondo, TX 78861
Ph: (830)406-3005
Fax: (830)426-8180
e-mail: crass@charlesrott.com

Charles W. Rott
Charles W. Rott
Registered Professional Surveyor No. 2463