

HIGH PLACES REALTY

PO BOX 207 664 South US Hwy 83
Leakey, TX 78873



Property #002
MLS # 105258
\$475,000.

MARY KAY WINDHAM
GRI, SRES, RSPS, CNE



Property Features

- 1034 US Hwy 83S
- 144' Highway Frontage
- 1.5 Acres
- 3 BR 2.5 Bath
- No Restrictions
- Deck and Firepit
- Room to add more rental cabins or RV pads

MARY KAY WINDHAM
Owner/Broker

HIGH PLACES REALTY

Any time of the year is a great time to explore the Texas Hill Country, for a weekend or a lifetime. We count it a privilege to be able to help people like you own a part of it.

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This multi-use property is located in the busy tourist town of Leakey and has over 144 feet of US Highway 83 frontage for easy access and good visibility. The 1.5 acres of land are covered in beautiful Oaks and is level with plenty of room to add cabins and/or RV pads or even a pool! Currently the 1488 square foot building is being used as a 3 bedroom, 2.5 bath vacation rental but could easily be used for residential, retail or office space. There are no restrictions or HOA. The home offers high wood covered ceilings, sliding barn doors, mudroom and an extra- large kitchen area along with a covered front porch running the entire length of the home and a smaller, new deck with BBQ and firepit area in the rear. The sky is the limit on this one! **\$475,000.**





PLAT OF: 1.50 acres of land, lying within Survey No. 17, T.W.N.G.
 Ry. Co., Block 13, Abstract 918, Real County, Texas, and being out of
 that tract of land described in a Deed from Thomas Lloyd Brooks and
 wife, Opal Agnes Brooks, to Doyle L. Brooks recorded in Volume 84,
 page 809 of the Deed Records of Real County, Texas

Bearings shown hereon are based on the recorded bearing
 (N 63°02' E) between found 1-inch iron pin at the S. W.
 corner and a found 5/8-inch iron pin at the S. E. corner
 of a tract of land recorded in Volume 16, Page 420 of the
 Deed Records of Real County, Texas.

STATE OF TEXAS
 COUNTY OF UVALDE

The undersigned does hereby certify that this survey was this day
 made on the ground of the property legally described hereon and is
 correct, and that there are no discrepancies, conflicts, overlapping
 of improvements, visible easements or rights of way, except as shown
 hereon, and that said property has access to and from a dedicated
 roadway.

This the 17th day of October, 2008.

Charles S. Chaney
 Charles S. Chaney
 Reg. Prof. Land Surveyor No. 4447

