

\$1,160,000 - 641 Patterson Creek Rd, Leakey

MLS® #1757610

\$1,160,000

3 Bedroom, 2.00 Bathroom,
Farm Ranch on 49.56 Acres

N/A, Leakey, TX

Quiet. Peaceful. Secluded. Ranch. An exceptional live water ranch located in Leakey, Texas, provides ideal country living amongst mature oaks, pecan trees, and the wildlife of Texas. Cross fenced with approximately 25 acres of open flatland as well as hillside, the ranch has opportunities for the horse lover, the hunter, the weekender, or the individual seeking a peaceful, forever home.

LOCATION: Feeling completely private near the end of Patterson Creek Road, this approximately 50+/- acre ranch located in Real County, Texas, is within minutes of Leakey. The Frio River is a 5 minute drive away; Concan, Utopia, and the Sabinal River are 20 minutes away with Lost Maples State Park and Garner State Park just a bit farther. Leakey has its own runway, while Garner Field Airport in Uvalde is 45 miles away and downtown San Antonio about 90 miles down the road.

IMPROVEMENTS: An all-weather road and concrete water crossing leads to the ranch's center where 2 residences sit in the shade of pecan and oak trees. The original cabin, built in 2012, has a large front and back porch, kitchen, 2 bedrooms, and 1 bath. In 2022, a 1 bedroom, 1 bath guest house was built. Having its own kitchen, it offers a separate and inviting space for guests to unwind and relax, sitting on a front porch looking out on the horse corral and hillside. This cabin is listed on Airbnb providing income potential, if desired. Additionally, a pole barn, which can shelter hay or equipment, a horse stable with a feed



and tack room, and pens for livestock have been constructed. WATER: Patterson Creek flows through this stunning property creating swimming opportunities. Predominantly a live water creek, yet Texas weather being what Texas weather is, there are times the flow rate is reduced. In addition to Patterson Creek, there are 2 shallow wells, one completed with pump, and one deep Trinity Aquifer well. Both the shallow well and Trinity well are connected to both residences. LANDSCAPE & WILDLIFE: Kennedy Ranch features rolling topography accentuated by pecans, heritage oaks and areas of dense brush, providing ideal cover and forage for wildlife. Whitetail deer, turkey, hogs, javelinas, and abundant Axis roam the ranch. There are several trails and roads that allow one to ascend the hill for a spectacular view of the entire Frio Canyon. A unique property that feels like home.

KENNEDY RANCH

Built in 2012

Essential Information

MLS® #	1757610
Price	\$1,160,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Acres	49.56
Year Built	2012
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	641 Patterson Creek Rd
Area	3100
Subdivision	N/A
City	Leakey

County	Real
State	TX
Zip Code	78873

Amenities

Utilities	Other
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School Information

District	Leakey ISD
Elementary	Leakey
Middle	Leakey
High	Leakey

Additional Information

Days on Market	424
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Listing Details

Listing Agent	Roel Gonzalez
Listing Office	eXp Realty

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