

\$127,500 - 000 Little Dry Frio Rd Lot 4, Leakey

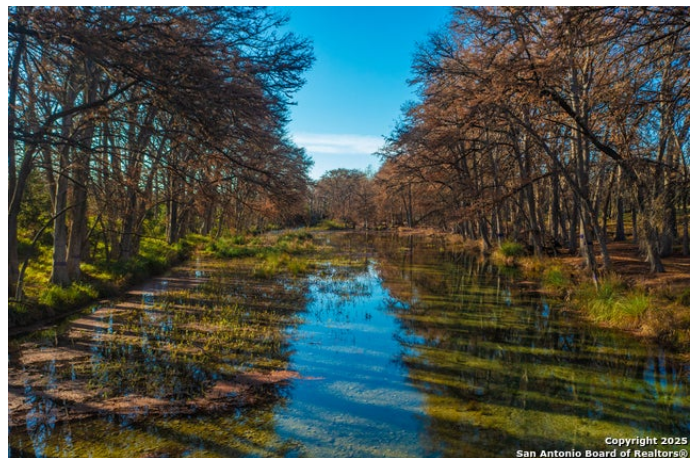
MLS® #1869790

\$127,500

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 5.10 Acres

N/A, Leakey, TX

Discover the ultimate in Hill Country living at the Ranches at Rio Frio - Tract 4 property ideally located between Leakey and Concan near the legendary Frio River. Whether you're envisioning a weekend retreat, a smart investment, or a peaceful new residence, this property offers the perfect setting. Just minutes from the heart of Leakey and Concan, this tract delivers the ideal combination of seclusion and accessibility. Enjoy nearby shopping, dining, an 18-hole golf course, and local attractions like Neals Lodge, Garner State Park and Lost Maples State Park. Owners enjoy exclusive access to a premier section of the Frio River, featuring 200 feet of pristine, crystal-clear water with deep swimming holes and a dedicated cart path for easy access. Whether you're swimming, fishing, kayaking or relaxing along the riverbank, this spot is a true hidden gem. Utilities are ready for your outdoor escape, with water wells already in place and electricity available throughout the property, making development hassle-free. The property also benefits from a shared agricultural exemption, significantly reducing property taxes, and there are no restrictions on short-term rentals, adding excellent value and flexibility. For outdoor enthusiasts, Ranches at Rio Frio - Tract 4 is a paradise. The land's varied terrain, mature hardwoods, and dense brush provide a haven for a rich population of native and exotic wildlife. Whether you're a birdwatcher, nature lover, or someone who appreciates the



presence of whitetail deer, axis deer, turkeys, and other species, the natural beauty here is unmatched. Imagine waking up to panoramic Hill Country views, with peaceful mornings spent watching deer graze in the distance. Whether you're planning to build your dream home, design a weekend hideaway, or establish a nature-inspired retreat, The Ranches at Rio Frio provide a blank canvas for your lifestyle goals. Don't miss this rare opportunity to own a slice of Texas Hill Country heaven-complete with riverfront access, utilities in place, and awe-inspiring scenery.

Essential Information

MLS® #	1869790
Price	\$127,500
Bathrooms	0.00
Acres	5.10
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	000 Little Dry Frio Rd Lot 4
Area	3100
Subdivision	N/A
City	Leakey
County	Real
State	TX
Zip Code	78873

Amenities

Utilities	Electricity, Water
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Exterior

Exterior Features	Exotic Game
Lot Description	Ag Exempt, Hunting Permitted, Partially Wooded, Mature Trees (ext

feat), Secluded

School Information

District	Leakey ISD
Elementary	Leakey
Middle	Leakey
High	Leakey

Additional Information

Days on Market	166
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Listing Details

Listing Agent	Tristan Flores
Listing Office	Texas Landmen

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