\$525,000 - 1189a N Cr 350, ConCan

MLS® #1918172

\$525,000

4 Bedroom, 2.00 Bathroom, 1,980 sqft Residential on 12.65 Acres

FRIO CANYON ESTATES, ConCan, TX

GREAT LOCATION CLOSE TO PUBLIC FRIO

RIVER ACCESS MAGERS CROSSING AND PRIVATE FRIO RIVER PARK ACCESS. Don't miss out on this exceptional 12.65+/-TBS, parcel of land with a well-maintained 4 bedroom, 2 bath home in Frio Canyon Estates Unit 2, Concan, Texas. It offers private park Frio River access and RV Storage for owners only with the convenience of a short drive to Magers, Frio River public access for short-term renters! It boasts a well-maintained 4-bedroom, 2-bath, 1980 sq ft open floor plan home with a baker's dream kitchen, perfect for creating lasting family memories with the holidays right around the corner. Located in the stunning Concan area, this property offers a unique opportunity to own a piece of Texas Hill County. You'll have convenient access to outdoor activities such as swimming, kayaking, tubing, and fishing to make all those family memories. Whether you dream of building your own home, establishing a recreational retreat, or investing in a premier vacation rental, this expansive property offers versatile potential. Seize the opportunity and schedule a private viewing to explore the endless possibilities waiting for you in this enchanting oasis.



Built in 2017

Essential Information

MLS®#

1918172

Price \$525,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,980

Acres 12.65

Year Built 2017

Type Residential

Sub-Type Modular Home

Style Manufactured Home - Double

Status Active

Community Information

Address 1189a N Cr 350

Area 3100

Subdivision FRIO CANYON ESTATES

City ConCan
County Uvalde

State TX

Zip Code 78838

Amenities

Amenities Waterfront Access, Lake/Rive

Parking Detached

Pool None

Interior

Interior One Living Area, Liv/Din C

Open Floor Plan, Cable

Bedrooms Downstairs, Walk

Appliances Ceiling Fans, Washer Con

Self-Cleaning Oven, Micro

Dishwasher, Security System

Heating Central

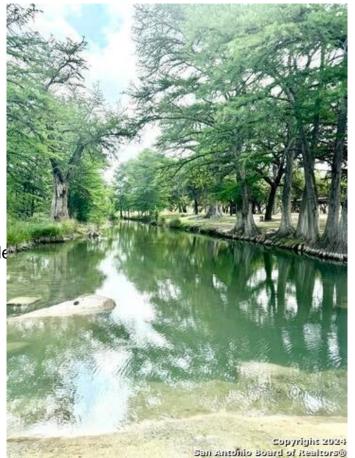
Cooling One Central

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room

of Stories 1.0





Stories 1

Exterior

Exterior Wood, Cement Fiber

Lot Description County VIew, 5 - 14 Acres, Partially Wooded, Level

Roof Composition
Construction Pre-Owned

Foundation Slab

School Information

District Sabinal ISD

Elementary Sabinal Middle Sabinal High Sabinal

Additional Information

Date Listed September 12th, 2025

Days on Market 53

HOA Fees 100.00 HOA Fees Freq. Annually

Listing Details

Listing Agent Elly Wilson

Listing Office Suttle And Associates

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