

# Suttle and Company Real Estate

**Prop #11**

**Lot 54, Un I, Frio Canyon Estates, 1 Ac  
Concan, Tx 78838**



*“Your Real Estate  
Professionals”*



### Attributes

- Beautiful River Park
- Low HOA Fees
- Mountain Views!
- Near Garner & Old Baldy!



**Suttle and Company**

**Real Estate**

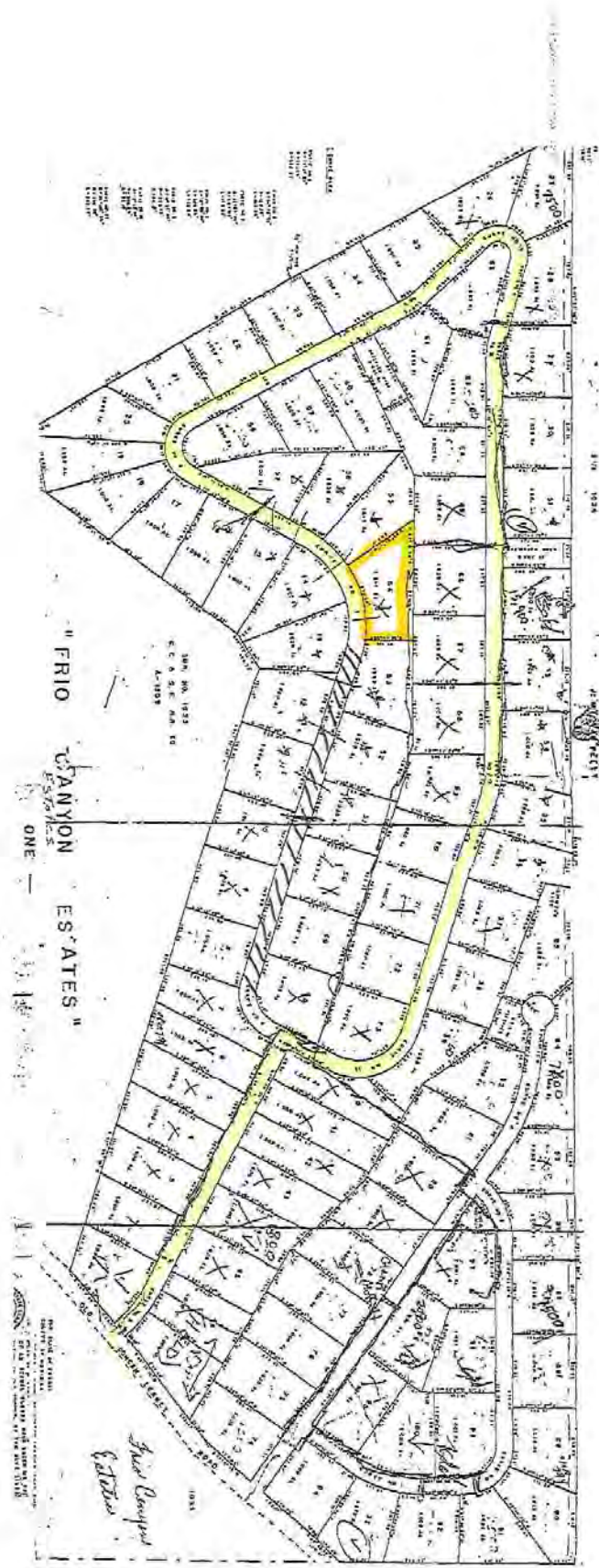
1260 Hwy 83 South  
P.O. Box 606  
Leakey, Tx. 78873

Phone: 830/232-5242  
Fax: 830/232-4283

Email: [suttle Realty@hctc.net](mailto:suttle Realty@hctc.net)  
[www.SuttleandCompany.com](http://www.SuttleandCompany.com)

**Prop#11**

This is an unimproved diamond in the rough with a spectacular view of the backside of Old Baldy, a local landmark in Garner State Park. This is a gated community with access to a beautiful river park on the Frio River, and its just a short distance from Magers Crossing on the Frio River. Lot 54 is approximately 1 ac with Texas Hill Country views for miles. Frio Canyon Estates has quality restrictions to protect your investment. Give us a call! List Price: \$50,000



BY THE STATE OF TEXAS  
 COUNTY OF BROWN  
 CLERK OF COURTS  
 I, \_\_\_\_\_  
 do hereby certify that the foregoing is a true and correct copy of the plat as recorded in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

*John Baynes*  
*Estates*

