

Suttle and Company Real Estate

Prop #21
Lot 1, Phs II, Mountain Valley, 2.34 Ac
Concan, Tx 78838



“Your Real Estate Professionals”



Attributes

- Great Location
- New Upgrades
- Heart of Concan
- Established Rental



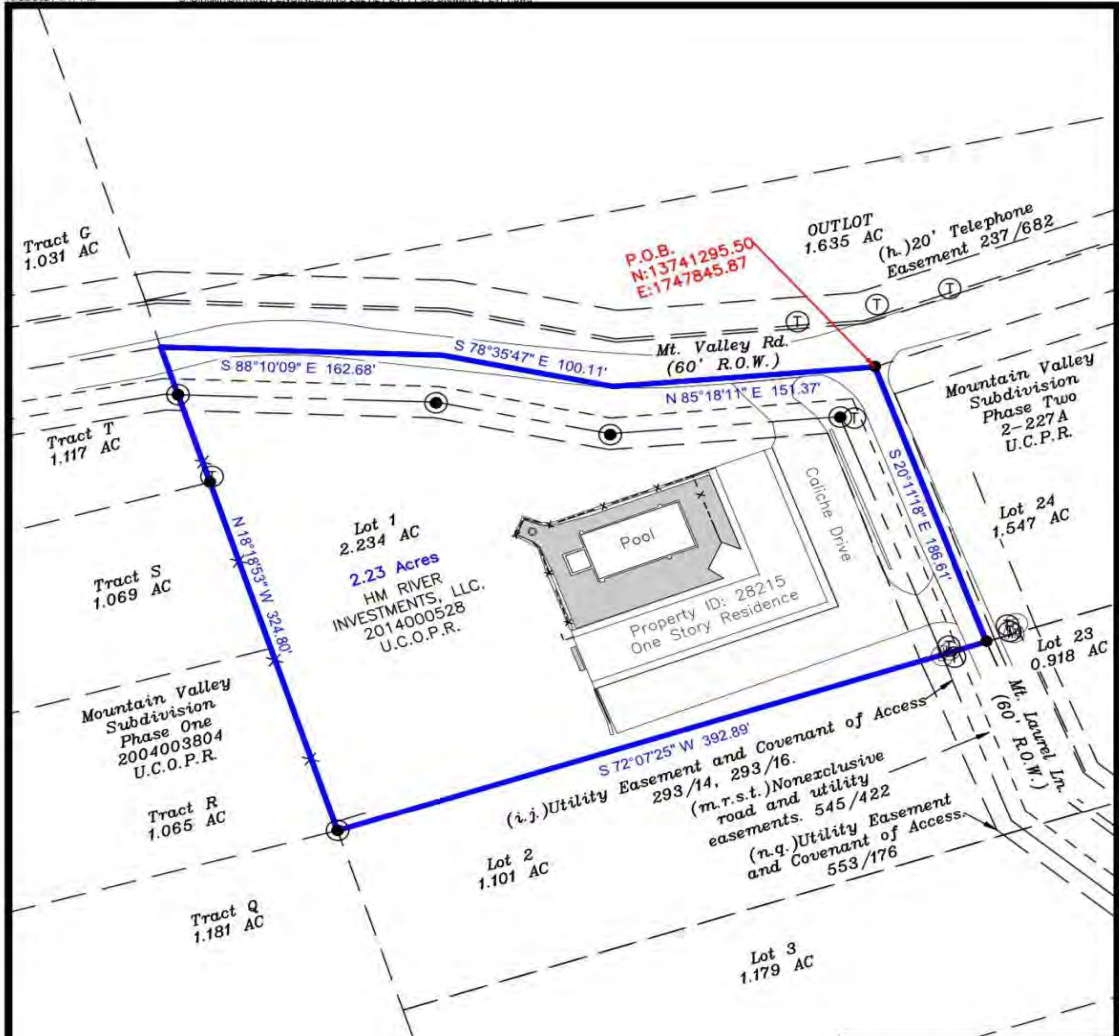
Suttle and Company Real Estate

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Are you looking for an established investment property in the highly sought after Frio River, golf course tourist destination in Concan, TX area? <http://www.rockinriverlodge.com> Look no further.... We invite you to come take a look at the Rockin' River Lodge, newly updated, sleeps 32, a luxurious 8-bedroom, 8.5-bathroom, lodge located in Phase Two Lot 1, 2.234+/- acres of Mountain Valley Subdivision of Concan, TX. This lodge is perfect for large groups and families looking for a comfortable and spacious vacation home. Each bedroom is fully furnished with a kitchen, full bathroom, living space, and two queen beds. The bedrooms open to a central patio with a commercial-grade pool and hot tub. Six of the eight bedrooms adjoin and are open for families that want to connect their spaces. The lodge is currently equipped with high-speed internet and complimentary streaming services that include Hulu TV and Spotify. The lodge is also furnished with four outdoor charcoal/wood grills, plenty of outdoor seating, sand volleyball, pickleball, basketball, firepit, and a spacious yard. Recent upgrades include a full Sonos sound system inside the lodge and on the back patio. The lodge is currently equipped with access to Spotify to stream your favorite music and playlists seamlessly between the inside lodge and back patio. Below the lodge, the lawn is manicured for guests to enjoy games like football, baseball, or catch. In addition to the 8 suites, there is a large lodge/meeting room with a half bath, dining tables/chairs, sofas, Smart TVs, and a full kitchen with a long bar. Perfect for family reunions or large groups looking to grill out and serve food buffet style. The lodge is located in the central location within a short driving distance to the popular tourist destination of the Frio River and walking distance to the Frio Valley Ranch golf course and House Pasture Cattle Co (Restaurant and Texas Country Music venue). Take the ease out of marketing, Branding and Logo will convey with the sale of the property. List Price 1,615,000



DRAWING SHOWING

Being a 2.23 acres tract, Lot 1 of the Mountain Valley Subdivision Phase Two as shown on the plat recorded in Cabinet 2, Slide 227, Side A of the Uvalde County Plat Records and being the same Lot 1 described in conveyance document to HM RIVER INVESTMENTS, LLC, recorded in Document Number 2014000528, of the Uvalde County Official Public Records, Uvalde County, Texas.

- NOTES:**
- BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.
 - 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN/2021" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.
 - THIS SURVEY WAS COMPLETED AND IS EFFECTIVE FOR THE TRANSACTION ASSOCIATED WITH FIRST NATIONAL TITLE INSURANCE COMMITMENT NUMBER G-214002001, WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 2021.
- SCHEDULE B EXCEPTIONS:**
- APPLIES, SHOWN ON DRAWING: HILL COUNTRY TELEPHONE COOPERATIVE, INC. 237682
 - UTILITIES OBSERVED AT TIME OF SURVEY: SHOWN ON DRAWING, BANDERA ELECTRIC COOPERATIVE, INC. 29314
 - UTILITIES OBSERVED AT TIME OF SURVEY: SHOWN ON DRAWING, BANDERA ELECTRIC COOPERATIVE, INC. 29316
 - APPLIES, BLANKET IN NATURE: HILL COUNTRY TELEPHONE COOPERATIVE, INC. 354160
 - WELL NOT OBSERVED AT TIME OF SURVEY: CONCAN WATER SUPPLY 540180.
 - ROAD AND UTILITY EASEMENT ACCORDING TO PLAT ARE SHOWN ON DRAWING. MOUNTAIN VALLEY PROPERTY OWNERS ASSOCIATION, 545422
 - APPLIES, SHOWN ON DRAWING: BANDERA ELECTRIC COOPERATIVE, INC. 550447
 - APPLIES, SHOWN ON DRAWING: BANDERA ELECTRIC COOPERATIVE, INC. 553176
 - APPLIES, BLANKET IN NATURE: 541640, 543531, 551525, CLERK'S FILE NO. 2006003562, 547877, CABINET 2 227-A
 - APPLIES, SHOWN ON DRAWING: 541940.
 - APPLIES, SHOWN ON DRAWING: MOUNTAIN VALLEY SUBDIVISION, PHASE TWO, 547877, CABINET 2 227-A
 - APPLIES, SHOWN ON DRAWING: MOUNTAIN VALLEY SUBDIVISION, PHASE ONE, 541238, 543530
 - APPLIES, SHOWN ON DRAWING: CONCAN COUNTRY CLUB AT MOUNTAIN VALLEY PROPERTY OWNERS ASSOCIATION, CLERK'S FILE NO. 2006002781
 - APPLIES, BLANKET IN NATURE: FIRST STATE BANK OF UVALDE, CLERK'S FILE NO. 2013001026.

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- BOUNDARY LINE
- - - DEED LINE
- X - X - FENCE
- - - OH - - - OVERHEAD ELEC./POWER POLE
- GUY WIRE
- TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- WATER METER
- CLEAN OUT
- CONCRETE



STATE OF TEXAS
COUNTY OF UVALDE

THE UNDERSIGNED DOES HEREBY ATTEST THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA BOUNDARY LINE CONFLICTS, ENCROACHMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS NOTED OR SHOWN HEREON.

FIELD WORK COMPLETED OCTOBER 25, 2021
Kenneth R. Dirksen
KENNETH R. DIRKSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6260

SCALE: 1" = 80'

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY DIRKSEN ENGINEERING SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED. COPYRIGHT 2021, DIRKSEN ENGINEERING

FIRM NAME & ADDRESS
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PREPARED FOR:
Susan Stewart
First State Bank of Uvalde
P.O. Box 1908
Uvalde, TX 78902

PURPOSE OF SURVEY:
BOUNDARY

PROJECT# 21-2471	
DES'D - KR	DRAWING NO. 21-2471
DRAWN - CGT	
APP'VD - KR	
DATE 10-25-2021	

