

# Suttle and Company Real Estate

**Prop #23**  
**Lot 49, East Forty Unit,**  
**Frio Cielo Rch 0.97 Ac**  
**Reagan Wells, Tx**



*"Your Real Estate Professionals"*



### Attributes

- Unimproved
- Shared Well
- River Access
- Low HOA Fees



## Suttle and Company Real Estate

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### Prop#23/

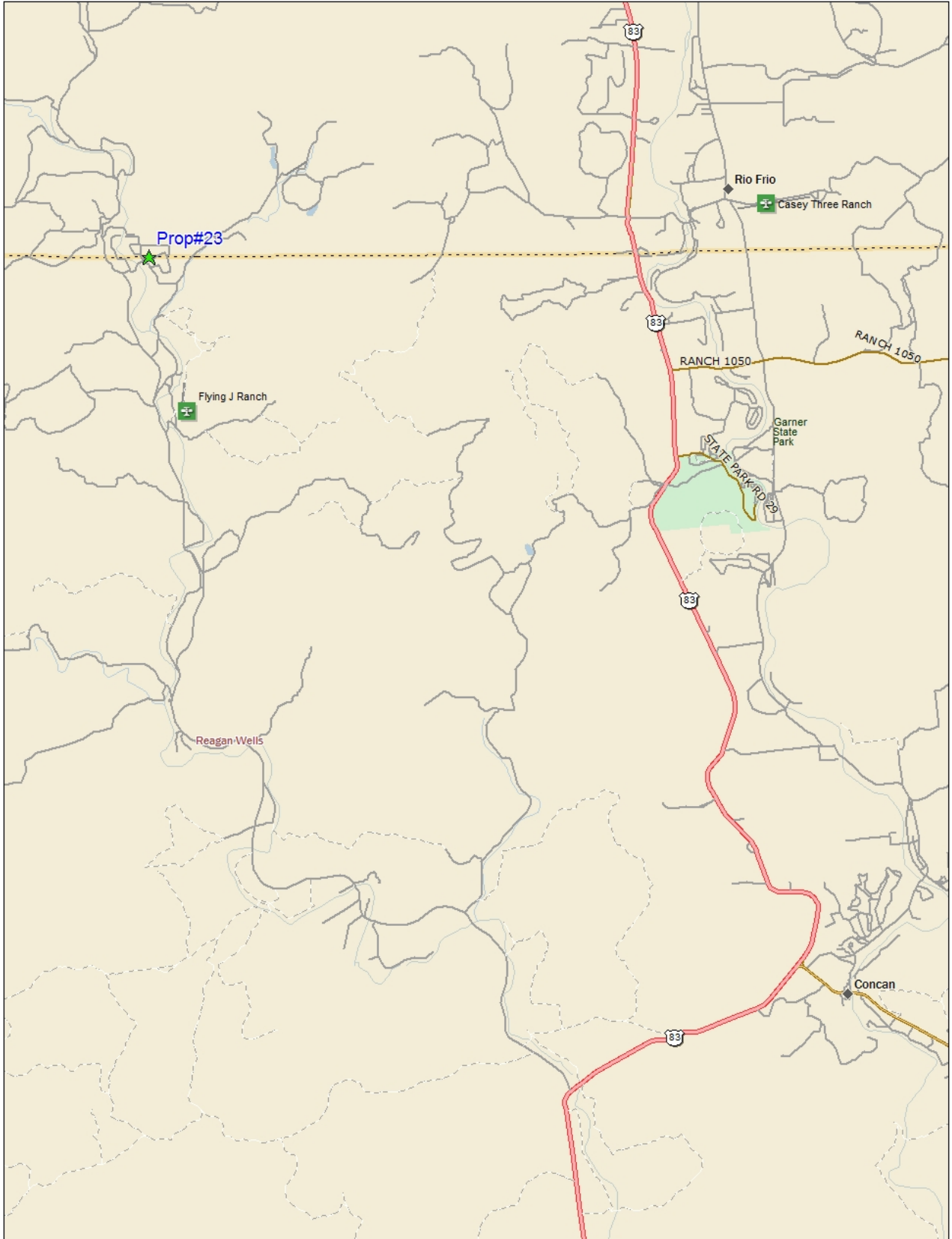
Beautiful .97 acre lot in Frio Cielo Ranch Subdivision. Much of the cedar has been cleared making room for the live oak trees to grow and thrive. This is the perfect place to build a "get-a-way" cabin far from the traffic and congestion along US Hwy 83. Owning this lot gives you access to the Dry Frio River that is swiftly flowing and has not been dry even during the height of the recent drought. Sensible restrictions protect your investment and in addition to the river access, you will have nearly 100 acres of common areas for hiking, horseback riding, bird watching, or just relaxing and enjoying the abundant wildlife! There is sufficient soil to plant an orchard or garden. Community water is free! Electricity is available.

List Price: \$14,900

N 89° 48' 35" E  
1505.03'

Reserved Area





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