

# Suttle and Company Real Estate

Prop #15

Lots 9,26,27 & 40, Nueces Leisure Est, 0.97 Ac  
Camp Wood, Tx 78833



*"Your Real Estate Professionals"*



## Attributes

- Beautiful Nueces River Front
- Established B&B
- 2 Car Carport
- Paved Road Frontage



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

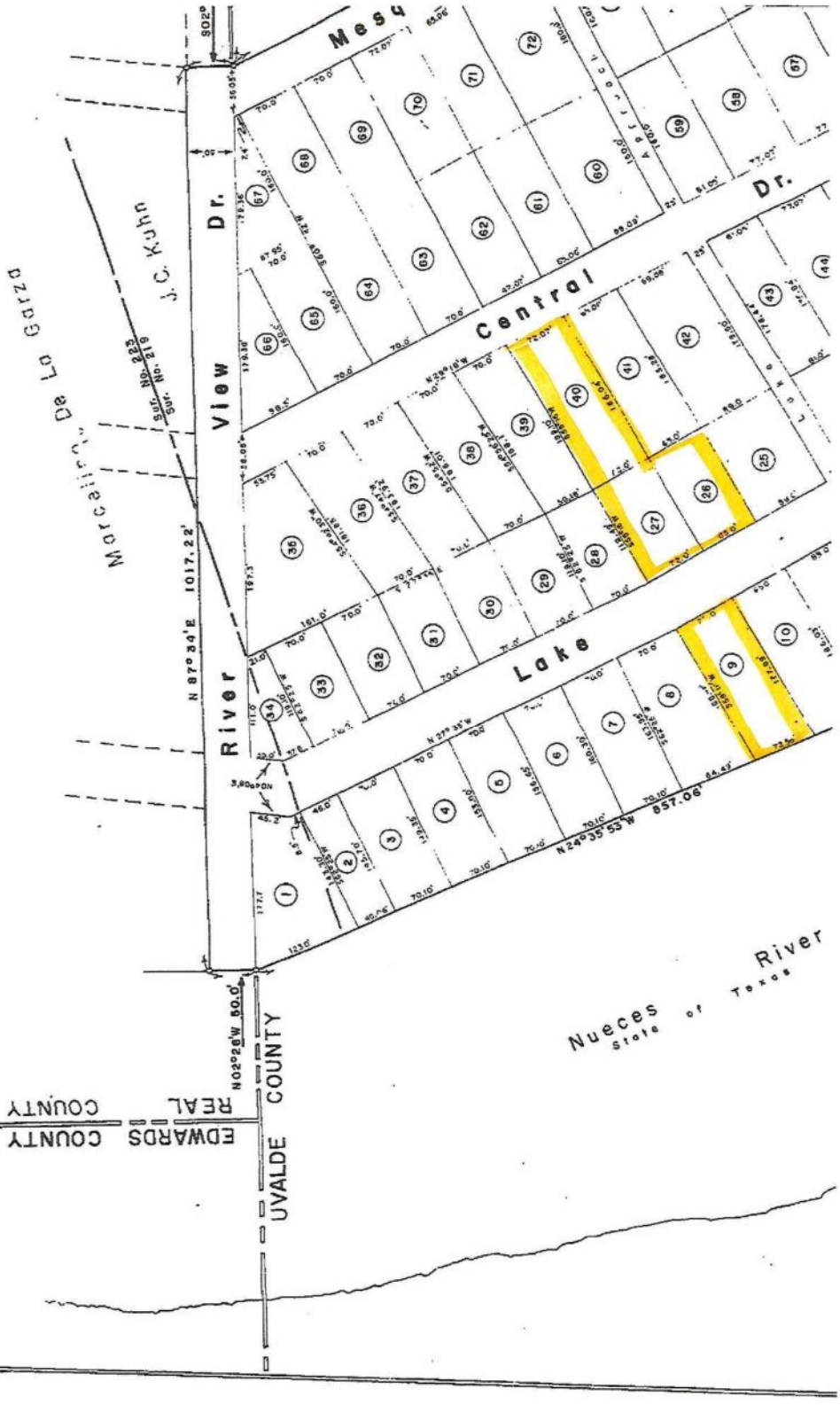
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*Check out this established business opportunity, currently operating as a successful profitable Air BNB, 'Kayaks and Kabernet', a three-bedroom two-bath fully furnished home, detached laundry, and two small storage buildings, located on 4 lots in Nueces Leisure Estates with a view overlooking Lake Nueces from the front porch...You can walk straight down to your own private dock for fishing from the dock, hop in a kayak or Jon boat on a sunny afternoon, just hang out, or start a fire in the pit to end a perfect day with your loved ones...The property has a beautifully manicured front yard with mature oak trees throughout the property and a lot in the back that goes all the way to another street...Chain link fenced-in front yard with a patio and plenty of room for your family BBQ outings, and a covered carport. Also, private entrance for homeowners to a two-acre park on the river. You will be taken away by the glistening crystal clear water of the Nueces Lake, breathtaking hill country mountain views, and upscale amenities that make this home marketable. Take a road trip to the Frio River in Concan, hike in Garner and Lost Maples State Parks, or just relax in the AC while playing board games. This property offers so much potential. Don't wait any longer to find your Heaven on earth. It's a perfect place to call home. \$650,000*

..... in Uvalde & Real Counties, Texas

Being 25.371 acres in Survey No. 219, J.C. Kuhn and  
0.918 acres in Survey No. 223, Marcelino De La Garza,  
about 2.5 miles South of Campwood, Real County, Texas.



Nueces River  
State of Texas



