

Suttle and Company Real Estate

Prop #24
2221 West RR 337, 212.97 Ac TBS
Leakey, Tx 78873



*"Your Real Estate
Professionals"*



Attributes

- Unrestricted!
- Well
- Highway Front
- Easy Access



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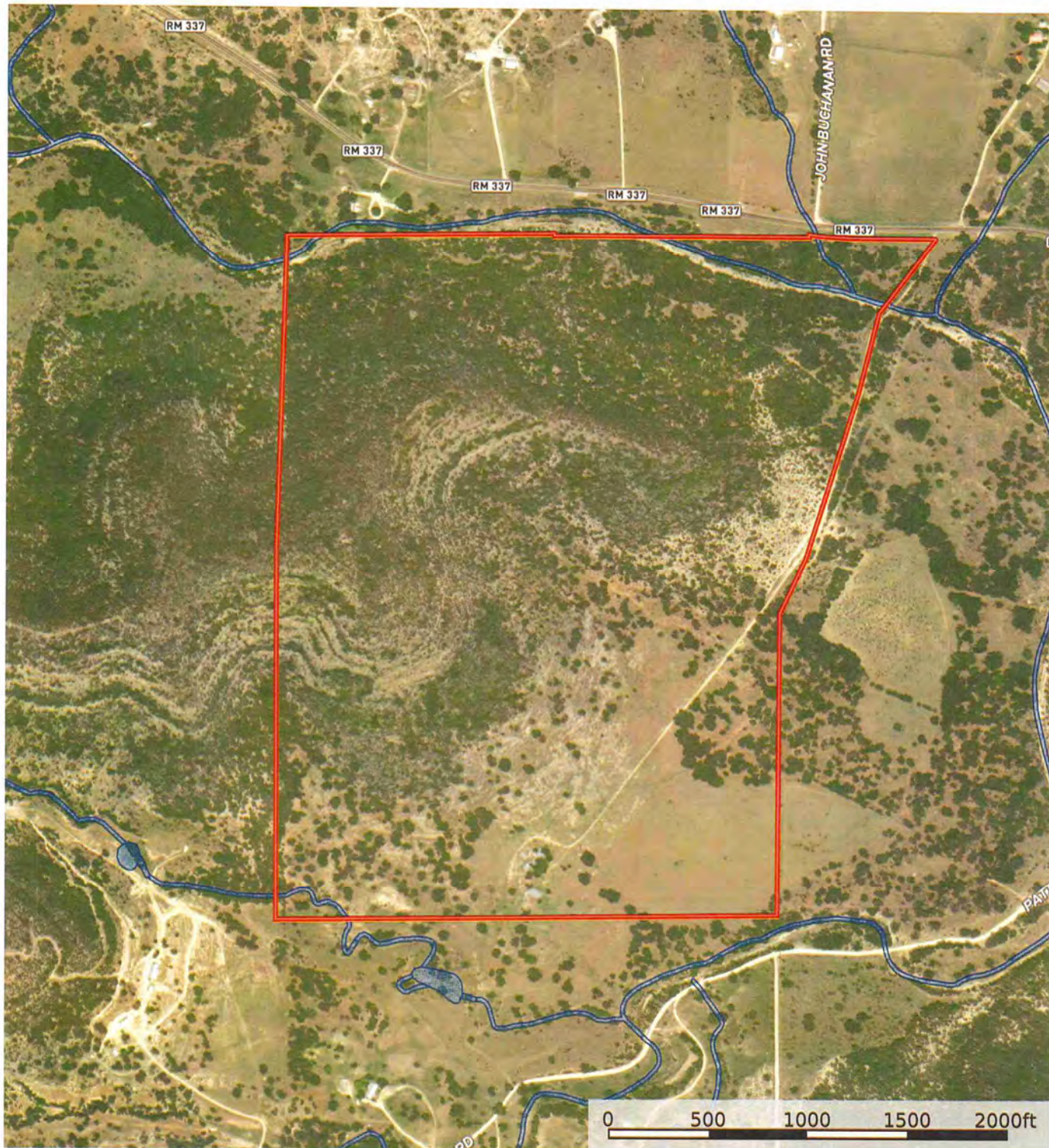
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A true diamond in the rough just two miles from Leakey, this unique property fronts RR 337—part of the renowned "Twisted Sisters" motorcycle route. With approximately 630 feet of road frontage, the northwest corner is intersected by Patterson Creek, a wet-weather tributary to the Frio River. Improvements include a vintage residence dating back to the late 1800s, a small guest house, and multiple barns and pens. The southeast corner features a level field, once cultivated and ready for planting. The rest of the property is heavily wooded with majestic live oaks and cedar. With selective clearing, this could become a true showplace. The topography includes level fields, gently rolling terrain, and a striking mountain that forms the western boundary. This property is ideal for a gentleman's ranch, rich in native and exotic wildlife such as Axis Deer, Aoudad Sheep, and feral hogs. Planting the field could attract a variety of game birds. The value here lies in the land itself—renovate the historic structures or build new. At the very least, preserve the original stone fireplace, etched with the date December 1887. No survey provided. This land has a rich family history—my Great Grandfather was the original owner, and the existing structures were built during his time. Opportunities like this don't come often—act quickly if it feels like the right fit! List Price: 1,800,000

Cadillac FarmsUntitled
Real County, Texas, 213 AC +/-



Boundary Wetlands Riparian

