

# Suttle and Company Real Estate

**Prop #26**

**Lot 2 & 3 Concan Ranch Subdv. 70.56 Ac**

**Concan, Tx 78838**



*“Your Real Estate Professionals”*



## Attributes

- No Restrictions
- Near Concan
- Hunting
- Hill Country Views



## Suttle and Company Real Estate

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

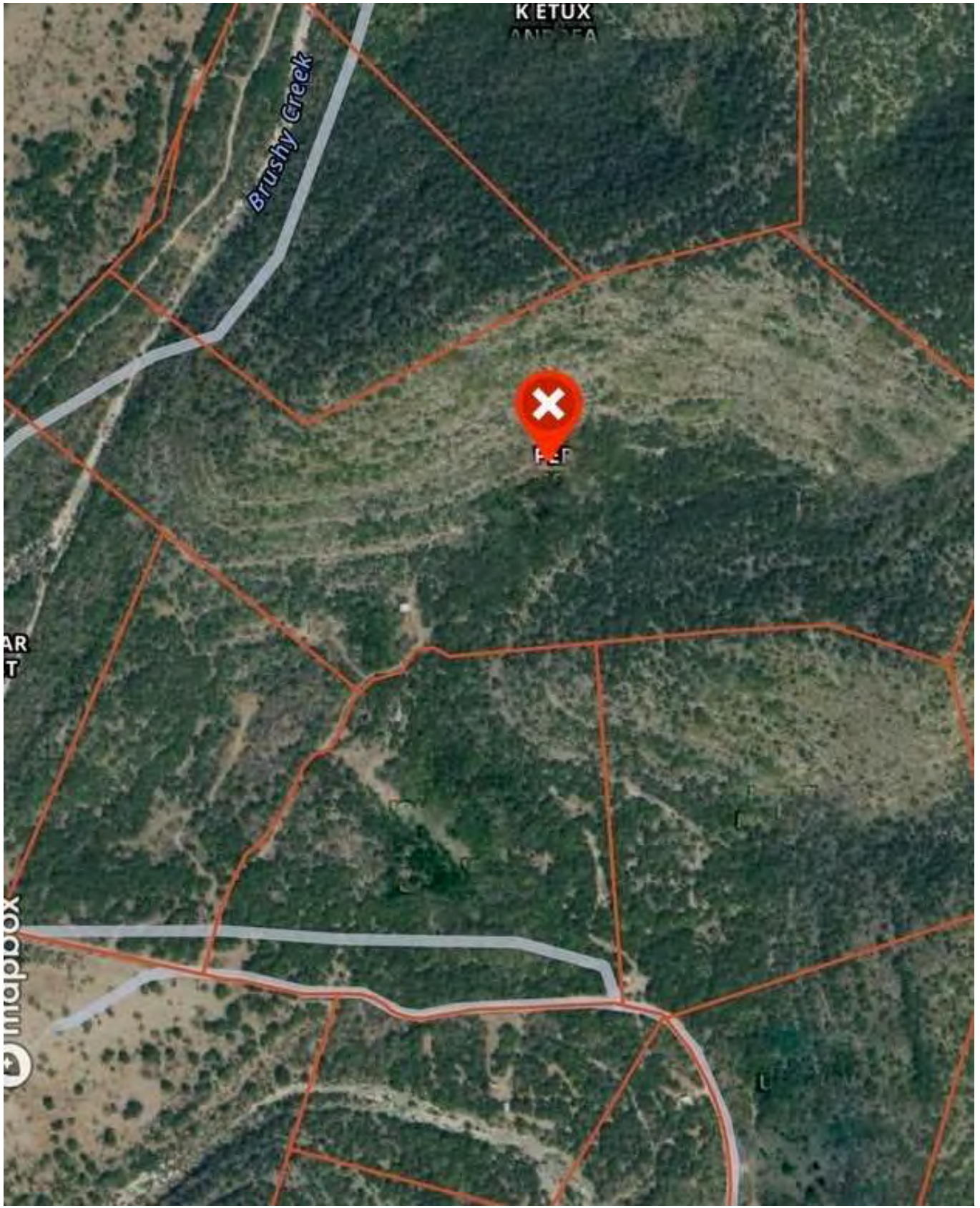
Phone: 830/232-5242  
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### Prop#26

Rare piece of Property!! This 70 +/- acre blank slate has hit the market! Nestled in a valley surrounded on 3 sides by hillsides this property has been utilized as a recreational hunting property for the last 35 years. Properties of this size and price do not come along often! The property is varied terrain, with lots of cover, teeming with wildlife such as Whitetail deer, Axis deer, Aoudad, Mouflon, hogs, and turkey. Deer blinds, feeders, and a Honda Rancher ATV will convey with property. There is a small hunting cabin located centrally on the property. The property can be accessed from two different points. There is electricity available which runs through the west side of the property. There is not electricity at the cabin. It is run by a generator which also conveys. Water is available at this location though there is not a well. The property has a couple of small portions of fence but is not fully fenced. The property is located in Concan Ranch 2.2 miles off of Hwy 127 which runs between Concan and Sabinal. It is 5.2 miles from Concan and about 5 miles to the Frio River. A great opportunity to own a piece of property where you can play in the Frio in the summer and hunt in the winter! \$470,000





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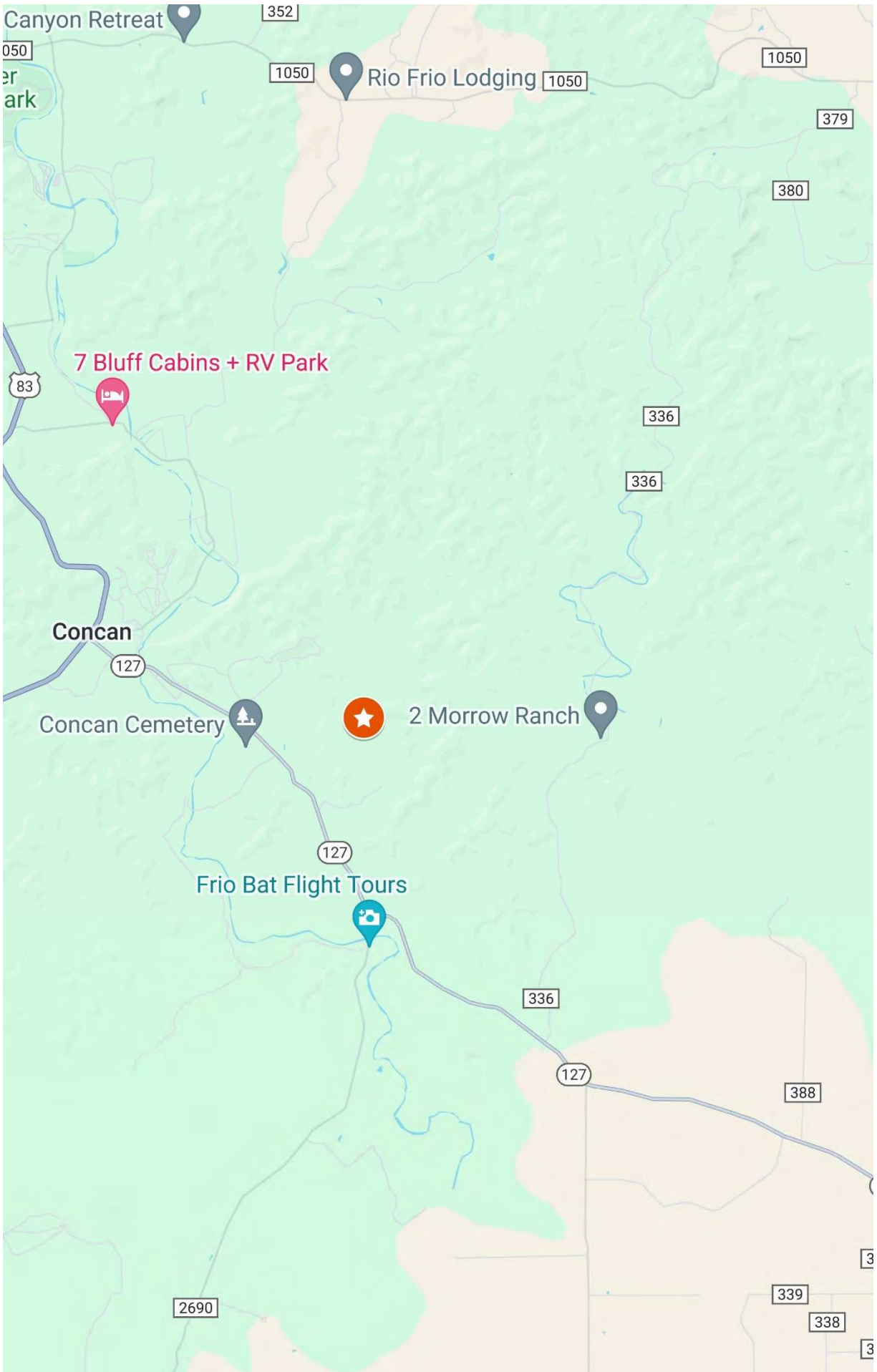
Brushy Creek



E.P.

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Mapbox



Canyon Retreat

352

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1050



Rio Frio Lodging

1050

1050

379

380

7 Bluff Cabins + RV Park



83

336

336

Concan

127

Concan Cemetery



2 Morrow Ranch



127

Frio Bat Flight Tours



336

127

388

2690

339

338

3

3