

# Suttle and Company Real Estate

**Prop #26**  
**Lot 49D Saddle Mountain Estates, 3.43 Ac**  
**Leakey, Tx 78873**



*“Your Real Estate Professionals”*



## Attributes

- Great Location
- Water System
- Creek Frontage
- Unrestricted
- TBS
- Private

## Suttle and Company Real Estate

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

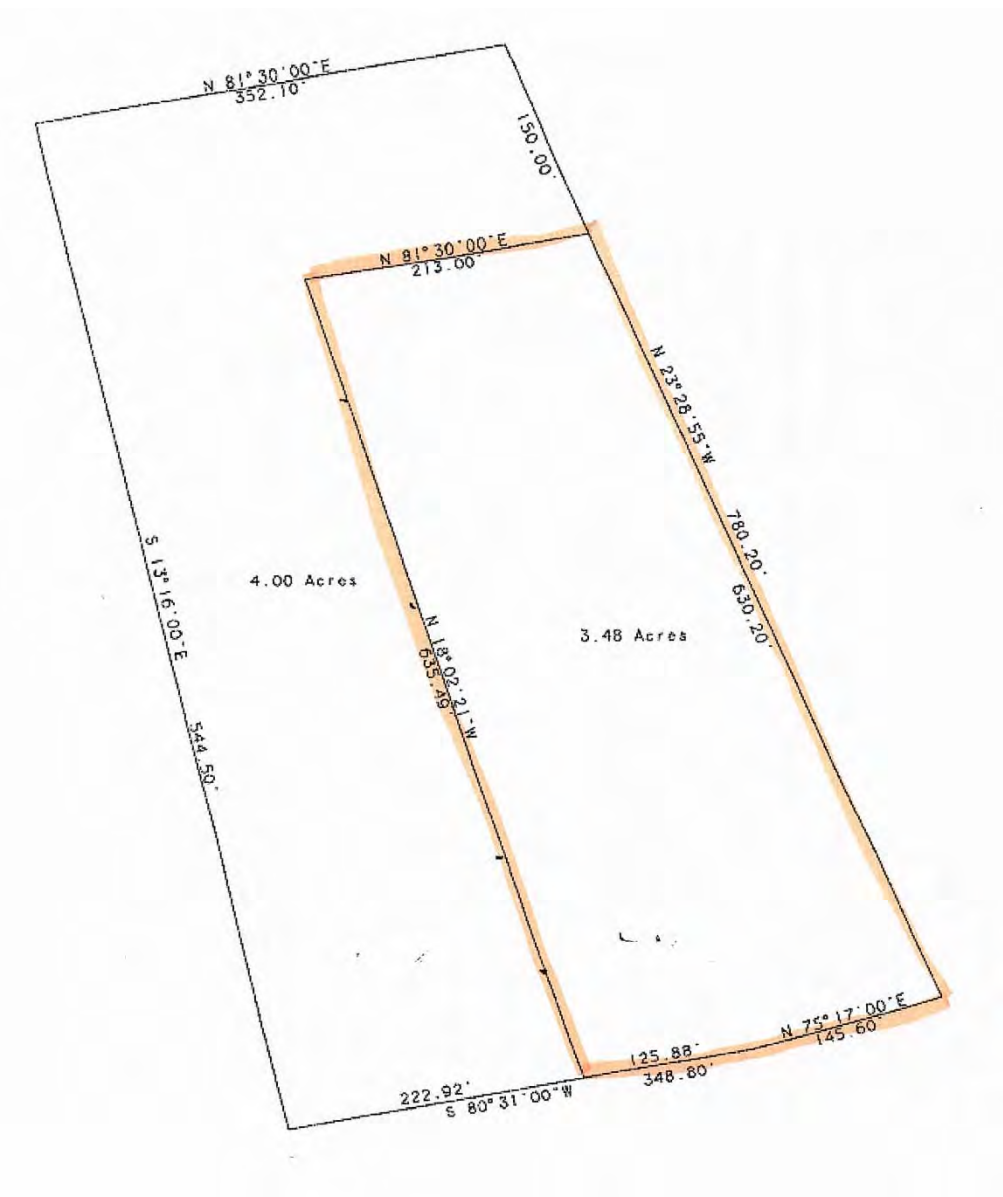
Phone: 830/232-5242  
Fax: 830/232-4283

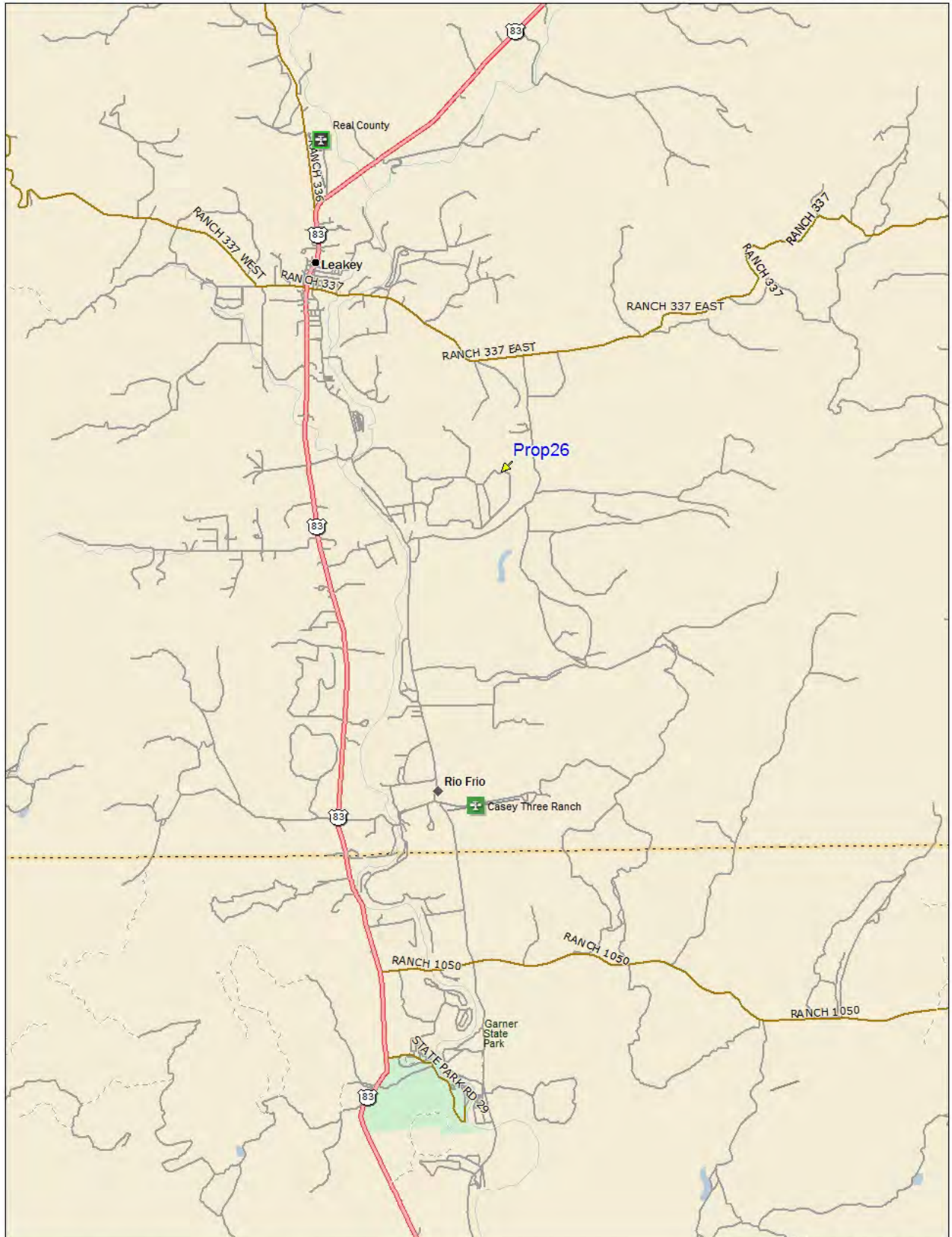
Email: [suttle Realty@hctc.net](mailto:suttle Realty@hctc.net)  
[www.SuttleandCompany.com](http://www.SuttleandCompany.com)

Quiet country living will greet you from all directions at this roomy home near Leakey. Mountain views are right in the front door! The beautiful level & rectangular shaped 3.4 acres of terrain features a line of huge oaks spilling shade all over the home and creek area. A large fenced garden area is just waiting for someone to weed and til up the good soil for a productive harvest again. No restrictions will allow your own “stamp” for further improvements, nightly rentals or enjoy a personal private residence. The open kitchen/dining area welcomes your family gatherings and flows into a cozy living area. An oversized master bedroom with a rock veneer fireplace also offers ideas of dividing for an additional bedroom. With some vision and know how, this could be the “fixer-upper” that buyers are looking to tackle and make a vintage house into an updated vacation home! A large back deck affords views of the “Little Dry Frio” stream that leads to a dammed lake. The creek is seasonal but offers great fun for the kids or grandkids to explore when active. Don’t look at this as a project; look at it is an adventure and opportunity to make something old, new again! Improvements include the main home of approximately 1800sf, 1B/1Ba, with attached carport as well as a detached carport that would make a great outdoor dining space. The location at the backside of the residential area gives you plenty of privacy to enjoy your new hill country home.  
List Price: \$185,000



This image is not a survey and represents merely an approximate boundary line.





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