

Suttle and Company Real Estate

Prop #34

**Lot 24, Big Shades Subdv., 5.32 Ac
Concan, TX 78838**



*"Your Real Estate
Professionals"*



Attributes

- Great Location
- No HOA fees
- Near Garner!
- Easy Access



Suttle and Company Real Estate

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P.O. Box 606
Leakey, Tx. 78873

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Email: suttle Realty@hctc.net
www.SuttleandCompany.com

Prop# 34

Beautiful 5.32± TBS corner lot in Big Shades Subdivision, located directly across Highway 83 from Garner State Park! This level, fully fenced property is shaded by huge, ancient live oak trees and borders a wet-weather creek. Improvements include an RV shelter/port and a cooking cabana with BBQ pit. An immaculate 2006 model 32-foot travel trailer with slide-outs is included with the sale, making this a truly turnkey Hill Country getaway. Just bring your essentials and enjoy the clean mountain air, outdoor cooking and nearby Frio River recreation. Conveniently located near Mager's Frio River crossing and the Seven Bluff area in Concan. A perfect opportunity if you're not ready to build but want a place to relax and enjoy the Frio Canyon. Call today for a showing! List Price: \$259,000

A SUBDIVISION PLAT OF
BIG SHADES

BEING A SUEDEVISION OF 199.83 ACRES OF LAND SITUATED ABOUT 23.7 MILES
N. E. OF NIVALE IN NIVALE COUNTY, TEXAS, BEING OUT OF SURVEY NO. 799,
ABSTRACT NO. 919, 6 C. 2, 5 F. CO. ORIGINAL GRANTEE, AND ALSO OUT
OF A 329.77 ACRE TRACT OF LAND CONVEYED FROM JOHN CARL EMMINGS AND
TAYLOR CUMMINGS TO LEYENDECKER INVESTMENTS, INC. BY DEED DATED
JANUARY 31, 2003 AND RECORDED IN VOLUME 428, PAGE 171 OF THE
OFFICIAL PUBLIC RECORDS OF NIVALE COUNTY, TEXAS.

[illegible]

Notes:

1. Nevada County cannot be responsible for lands within this sub-district.
2. All tracts are subject to State Health Department regulations.

I HEREBY CERTIFY THAT THE FOREGOING PLAY WAS PERFORMED FROM AN ACTUAL MENTAL PERFORMANCE OF THE
 (SIGNED) WHEN MY APPLICATION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

THIS THE _____ DAY OF _____, 2001.

THIS THE DAY OF _____, 2002.

JOHN HOWARD, R.F.S. #681
402 STATE HWY 173 & 20TH
HONOLULU, TEXAS 78051
(830) 425-4776

STATE OF TEXAS
COUNTY OF UNADILLA

Therefore, the reader should authoritatively note this ~~my~~ previously answered

It is to be the person whose name is attributed to the foregoing testimony and
 acknowledged to me that he executed the same for the purpose and consideration therein
 recited and is his own free and voluntary act.

111, 102, 93, 84, 75, 66, 57, 48, 39, 30, 21, 12, 3, 0

City Pub. Co. County of Upd. Tenn.

received this copy on 18th _____ day of _____ 2003.

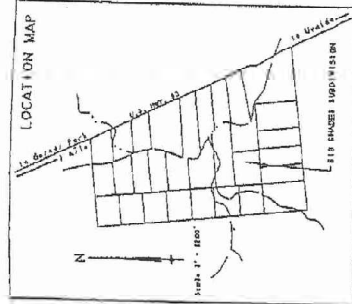
STATE OF TEXAS

we over of the land above on this level and some areas in adjacent forests, and to permit throughways for wildlife and water, and to suggest that the plan was prepared from a study and inspection of the area of the land, and of the adjacent forests and adjacent

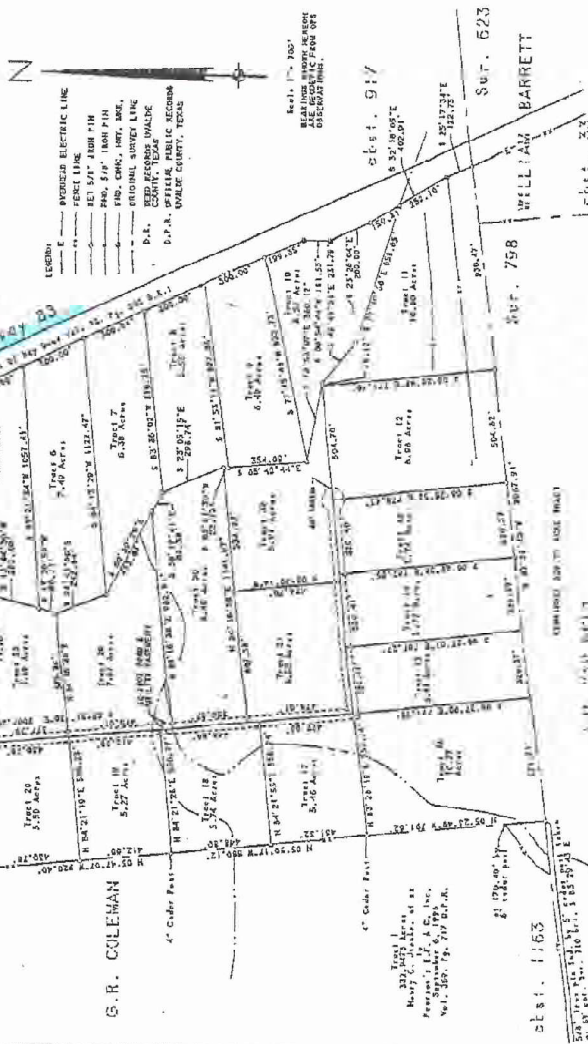
9 YEAR FLOOD ZONE PRIMARY BEAMER ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, THIS MAP FOR WADSWORTH COUNTY, TEXAS COMMUNITY PANEL

Let, $3 = 101$

INTERVIEWED ON THE CANNON MARCH 24, 2003



U. C. & S. F. Ry. Co.



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Journal of Management Studies

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