

# Suttle and Company Real Estate

**10.27 ac Big Shades/ 48.86 Ac unrstrd  
Concan, TX 78838**



*"Your Real Estate  
Professionals"*



## Attributes

- Great Location
- All Electric
- Wildlife Exempt
- Hunting
- Views, Views, Views!
- Gated & Private



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

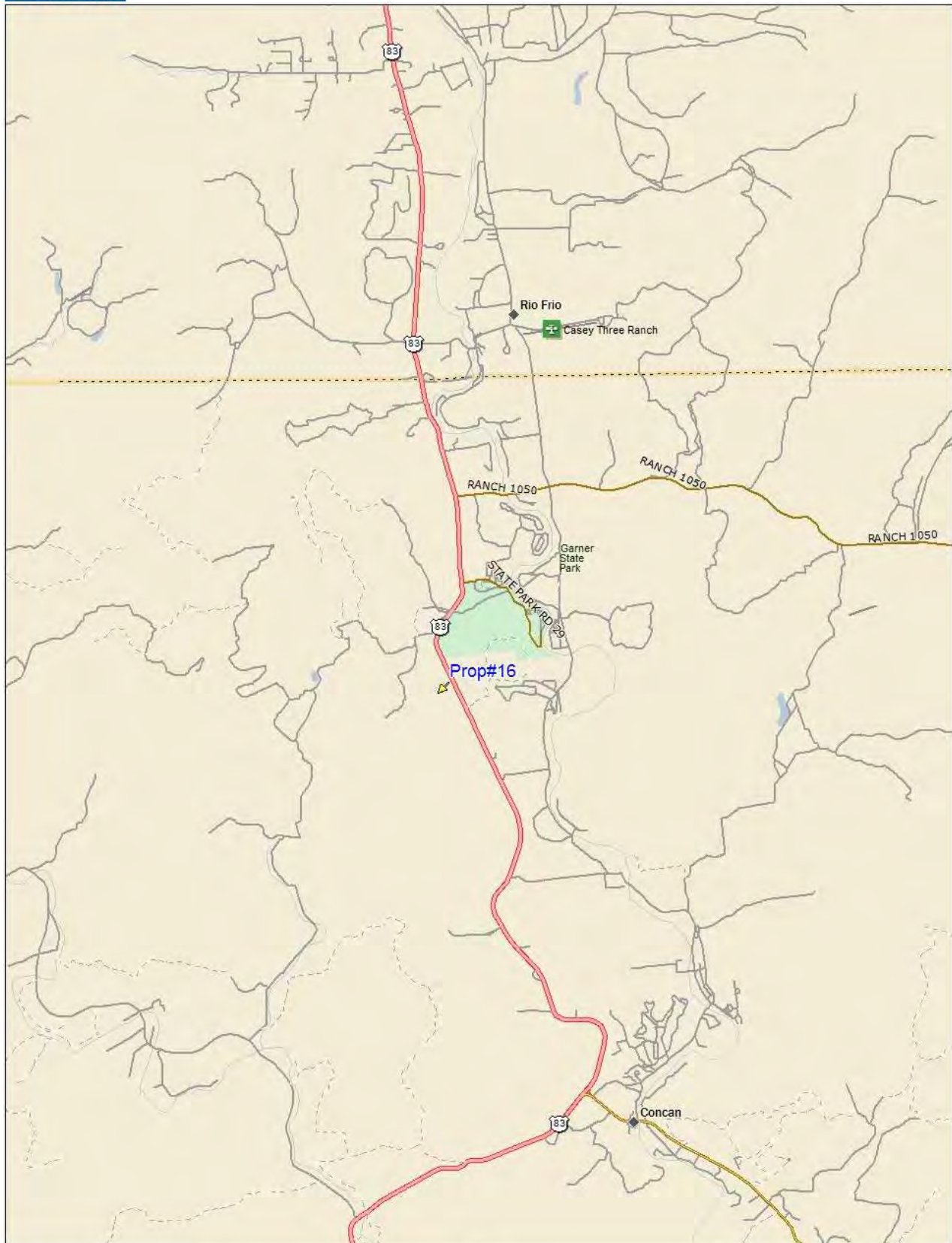
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What a great example of Texas Hill Country property! This beautiful 59.13 acres combines 10.27 acres in the Big Shades Subdv. with a contiguous 48.86 unrestricted acre tract, currently under wildlife exemption. The terrain varies from easy sloping elevation to hilly and mountainous. Relax in the 2B/2Ba home of approximately 1107 sqft with pine floors throughout, high ceilings, nice rock veneer & wood burning fireplace, a loft bedroom with a bath for your guests as well as sturdy carport and a screened porch. Enjoy the master bedroom's French doors allowing a front deck access to take in the gorgeous Frio Canyon views while you sip your favorite beverage. Or maybe have a chair under your covered deck off of the main living area to breath in some of that great fresh mountain air and watch the adorable humming birds fight for the sweet flavors from their feeder! Owners have mastered the use of an effective rain harvest system and with central electric a/c and heat; you have all of the comforts of home! That's not all!! Enjoy the life of outdoor living on the large back deck and watch the wildlife like turkey, aoudad, exotics & native whitetail, coming off the mountain for feed just below the house! The location sits between the historic Garner State Park and all of the great entertainment venues & tubing along the Frio River in Concan!







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