

Patton's Nueces River Retreat

18 ACRES FOR SALE IN REAL COUNTY

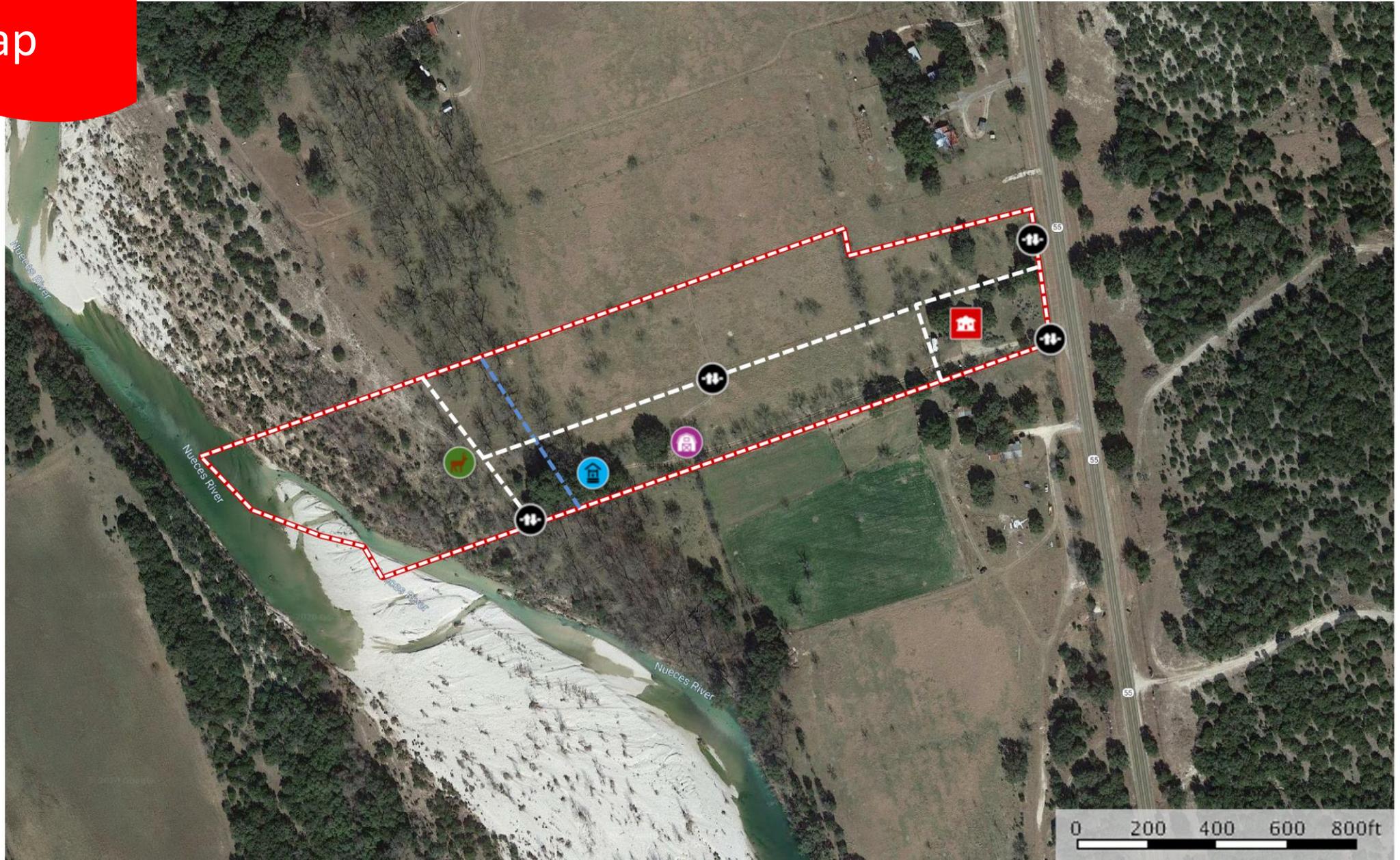
\$470,000



MOCK RANCHES
Kw
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Aerial Map



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DESCRIPTION:

This beautiful property is located on the Nueces River, with frontage on HWY 55 between Barksdale and Camp Wood, TX. Its size and affordability make it rare for the area and attractive as a family retreat, rental, or family recreational property. The crystal clear, spring fed Nueces River flows along the western boundary for approximately 575' offering great recreation, fishing, and abundant free-ranging axis deer, whitetail deer and turkey. The property has irrigation rights from the Nueces, a mature pecan orchard, huge live oak trees cross fencing, and a recently remodeled charming 2/1 home. The property has two parcels and two gates to HWY 55 so a buyer could divide it easily and build a second home, or cabins.

WATER OVERVIEW:

The owners will convey .12 acre feet of water per annum, from the Nueces River to irrigate a 1.55 acre portion of the property. The spring fed Nueces River is a beautiful and quiet destination to tube, canoe and kayak. The property is located a short drive from Garner State Park, along the scenic HWY 55 and HWY 83 which are popular for motorcyclists, bicyclists, and tourists. The 1,774 acre Garner State Park features 2.9 miles of Frio River and 16 miles of scenic trails.

Kasey Mock

www.mockranches.com | (512) 787-1849

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal

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Property Improvements:

The beautiful ranch style home was built in 1987, and completely remodeled recently. The 2 bed, one bath home features tile and wood floors, vaulted ceilings, a spacious living room, second den or playroom, mud room, and loft bedroom and full masonry wood-burning fireplace. Exterior features include a new metal roof, hardy siding, and large front porch, and a 1,000 sqft rear patio. The home is set amongst huge liveoak trees with beautifully landscaped with native, water friendly century plants, sages, and mountain laurels. The large Carport on the south side of the home could be used as a work area, or additional entertainment space. There are RV hookups behind the house as well.

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kw

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GLOBAL MARKETING LEADERS

Kasey Mock, REALTOR

kaseymock@kw.com

www.mockranches.com

(512) 787-1849



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NOTES