

4.64 ACRES

2747 W. RR 337

LEAKEY, TX. 78873



REAL ESTATE IS OUR BUSINESS.....
OUR ONLY BUSINESS!



- ***EASY ACCESS***
- ***RECREATIONAL***
- ***ELECTRICITY***
- ***UNLICENSED SEPTIC***
- ***GREAT FOR FAMILY***
- ***PAVED FRONTAGE***
- ***HUGE OAKS***
- ***FENCED ON 3 SIDES***
- ***STRONG SPRING***
- ***SPRING***
- ***RESIDENTIAL***
- ***MINS FROM FRIO***
- ***SEASONAL CREEK***
- ***GREAT***

This stunning 4.64-acre parcel is situated just a few minutes west of Leakey, TX on RR337. It includes a well, septic system, electricity, and direct access from the paved road. Situated on the "Twisted Sisters," a renowned route in the Texas Hill Country favored by motorcycle and car club enthusiasts. The land is primarily flat, then slopes down to a seasonal creek, with a spring near the bank. This part of the creek typically retains some water even during recent droughts. The property is cleared, with all cedars removed, leaving about 30 beautiful oak trees and breathtaking views of the surrounding hills. Minutes from the Frio River, Garner & ConCan. No Deed Restrictions, ideal location for summer rentals or a family getaway.

Listed @\$225,000.

REAL COUNTY, TEXAS

PREPARED FOR:
Sherri B. Soller

SURVEYED ON THE GROUND:
September 23, 2022

ADDRESS:
2747 Ranch Road 337, Leakey, TX

SW 1/4 of Survey 2
T. W. & N. G. RR. Co.
Block 12
Abstract 658

South 1/2 of
SE 1/4 of Survey 8
G. H. & S. A. Ry. Co.
Block F
Abstract 683

13.33 Acres
Vol. 10,
Pg. 336 R.P.R.

- LEGEND:
- OHE ——— OVERHEAD ELECTRIC FENCE
 - X ——— FENCE
 - O.P.R. OFFICIAL PUBLIC RECORDS REAL COUNTY, TEXAS
 - R.P.R. REAL PROPERTY RECORDS REAL COUNTY, TEXAS
 - D.R. DEED RECORDS REAL COUNTY, TEXAS
 - P.R. PLAT RECORDS REAL COUNTY, TEXAS

Scale: 1" = 60'

BEARINGS SHOWN HEREON
ARE BASED ON NGS 84
FROM GPS OBSERVATIONS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.96'	1195.83'	8°45'59"	S 57°47'22" E	182.78'

LINE	BEARING	DISTANCE
L1	S 87°39'40" E	50.16'
L2	S 06°58'58" W	50.48'
L3	N 86°30'28" W	50.32'
L4	N 07°15'07" E	49.48'

S 89°47'43" W 413.00'

Tract Two
Vol. 59,
Pg. 136 R.P.R.

Survey 9
G. H. & S. A. Ry. Co.
Block F
Abstract 342

242.97 Acres
Vol. 63, Pg. 523 O.P.R.

Survey 1
T. W. & N. G. RR. Co.
Block 12
Abstract 885

A Plat of 4.64 Acres being the remainder of a 9.657 acre tract, Volume 97, Page 638 Official Public Records of Real County, Texas, and out of the Southwest 1/4 of T. W. & N. G. RR. Co. Survey 2, Block 12, Abstract 658, Real County, Texas.

I hereby certify that the foregoing plat and accompanying field note descriptions were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for this plat only to the original clients for which it was prepared.

Timothy G. Hay
Timothy G. Hay, R.P.L.S. No. 5
Hay & Associates Surveying Co.
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[Handwritten Signature]