

LOTS 65 & 66—FRIO CIELO RANCH  
 394 SQUIRREL BEND DR.  
 REAGAN WELLS, UVALDE COUNTY, TX



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



### **FEATURES**

- 1.38 Ac.
- 1BD/1BA/Loft
- Beautiful River
- Firepit
- Pretty Views
- Huge Trees
- Tastefully Furnished
- Secluded & Private
- 45+ acs. Common Area
- 1mi. River Access
- Newer Appliances
- New Paint & Roof 2018



**FRIO CANYON  
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This charming and rustic farmhouse is on a beautiful river front lot that was the “developer’s pick” way back when the subdivision was formed in the 1970s and it’s pretty special! The 1BD/1BA home with a loft and a sun porch sleeps 8 people and the current owners have had great success with short term rentals. It’s cute as a button and completely TURN KEY! Everything conveys....appliances, furnishings, décor. There is a small cabana covered with grapevine to enjoy time outdoors. Or, sit on the deck overlooking the river with distant mountain views! Frio Cielo Ranch owners share 45+ acres of common property that includes a mountain-side observation area, horse pastures, campsites, and a mile long stretch of BOTH SIDES of the Dry Frio River--- which is NOT dry! **\$365,000**