

HIGH PLACES REALTY

PO BOX 207 664 South US Hwy 83
Leakey, TX 78873



Property #005
MLS #116116
\$450,000.

MARY KAY WINDHAM
GRI, SRES, RSPS, CNE



Property Features

- 101 PATTERSON LOTS 201/202
- TWIN FORKS ESTATES SUBDIVISION
- LEAKEY TEXAS REAL COUNTY
- 2.16 ACRE DOUBLE LOT
- CENTRAL WATER AND SEWER
- BUILD ON SITE OR USE RV

MARY KAY WINDHAM
Owner/Broker

HIGH PLACES REALTY

Any time of the year is a great time to explore the Texas Hill Country, for a weekend or a lifetime. We count it a privilege to be able to help people like you own a part of it.

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marykay@highplacesrealty.com

Visit at:
www.highplacesrealty.com

ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS AGENCY AND IS SUBJECT TO CHANGE IN PRICE OR TERMS, CORRECTIONS, PRIOR SALE, OR WITHDRAWAL WITHOUT NOTICE.



This beautiful, tree studded 2.16 acres is located in desirable Twin Forks. Located a couple of miles east of the popular tourist town of Leakey, you will have access to over 35 acres of common area located along the banks of the crystal, clear Frio River. No need to feel crowded at the river, find your own special spot with deep water, shallow water or tumbling rapids underneath towering Cypress trees! The acreage is exceptional with many large Oaks scattered about, several RV hookups, two sheds on concrete pads for storage, a circular drive and a unique rocked outhouse. There is a meter for central water that is ready to go, electricity and sewer hookup. The acreage fronts two roads, enabling many possibilities when positioning a homesite. Not ready to build yet? You may put an RV on it and leave it there for camping, as long as all utilities are hooked up.

\$450,000.



*Mary Kay Windham
High Places Realty
Leaky, Texas*



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Leaky, Texas*



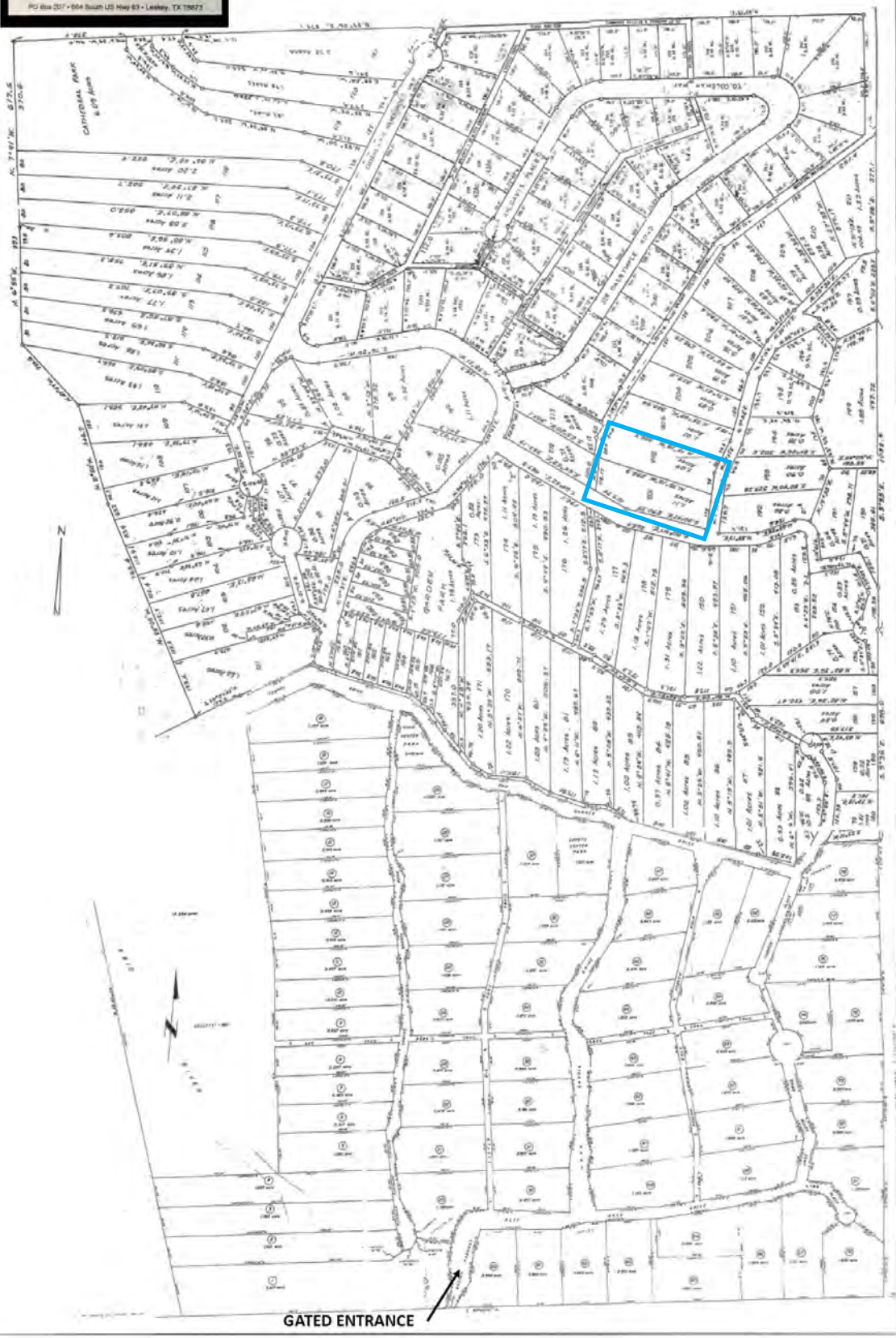
Mary Kay Windham
Realtor

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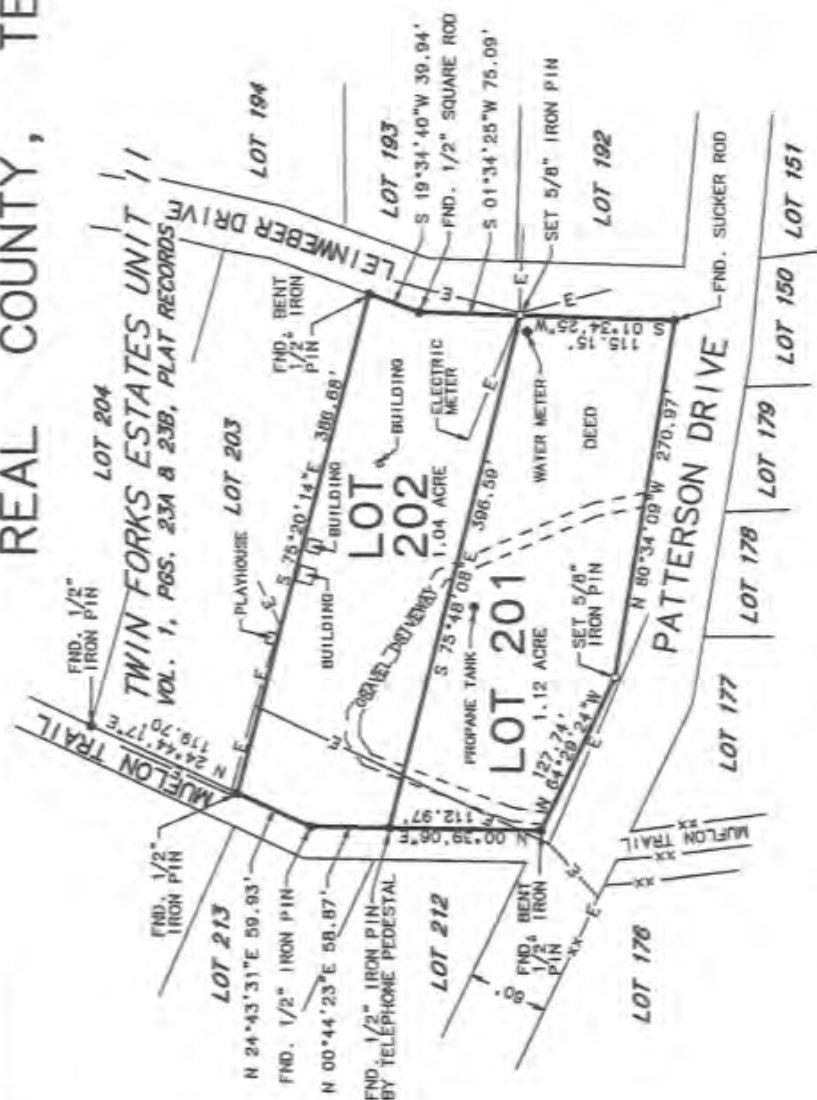
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PO Box 2017 • 684 South US Hwy 81 • Leakey, TX 79873

TWIN FORKS ESTATES
LEAKEY TEXAS



REAL COUNTY, TEXAS



LEGEND:
 — E — OVERHEAD ELECTRIC LINE
 — XX — FENCE LINE
 POB — POINT OF BEGINNING
 R.P.R. — REAL PROPERTY RECORDS
 REAL COUNTY, TEXAS



SCALE 1" = 100'
 BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

DEED
 Lots 201 & 202
 to
 Estate of Jerama O. Mrzek
 Carl T. Dunn, et ux
 February 24, 2022
 Vol. 105, Pg. 3544, R.P.R.

PREPARED FOR: TOMMY & DONNA DUNN
 ADDRESS: 101 PATTERSON DRIVE
 SURVEYED ON THE GROUND: JANUARY 27, 2023

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HOWARD SURVEYING ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 16TH DAY OF FEBRUARY 2023.



Keith Howard
 KEITH HOWARD, R.P.L.S. NO. 5949
 HOWARD SURVEYING
 TBP&S FIRM NO. 10125700
 402 STATE HWY 173 SOUTH
 HONDO, TEXAS 78861
 830-426-4776

A plat of Lots 201 and 202 of Twin Forks Estates Unit 11 according to the plat thereof recorded in Volume 1, Pages 23A & 23B of the Plat Records of Real County, Texas.