

HIGH PLACES REALTY

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



Property #011
MLS #116146
\$1,185,000.

MARY KAY WINDHAM
GRI, SRES, RSPS, CNE



Property Features

- 2630 West RR337
Leakey Texas
Real County
- 51.15 Acres
- 2 BR/2B
- No Restrictions or
HOA
- Deep Well, Water
Storage and Season-
al Creek

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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Are you searching for some hill country acreage with a home? You won't want to look any further after seeing this charmer! The 51.15 acres is located off of scenic Hwy. 337W just a few short miles from Leakey and is a mixture of flat pasture land, seasonal creek, and towering hillside with amazing views. The 2BR/2B plus loft, home is well built with a large covered front porch off the living and master, perfect for taking in views to the south and east. There is also a large covered back porch off the kitchen, equipped with a hot tub. The design is open concept and you will not be disappointed the moment you step through the door. The home comes beautifully furnished and decorated with lots of wood touches, a great fireplace and a master bathroom with a walk-in shower and an Amish wooden tub. Lots of fun touches throughout the home with lighting and fixtures. There is a sleeping loft that is nice and roomy and a floored attic just off the loft that is easy to access and use. Wooden shutters have been built and installed inside, so you can totally lock up this house while you are away, making this a good choice as a 2nd home. Outside you will have a large well-built carport, and a double outdoor shower with hot water off of the well house. The well is deep and a good producer with a concrete water storage tank as well, so no need to worry about your water supply. Concrete sidewalks have been poured to keep your home mud free! There is also a spacious metal barn with roll up door, tall ceilings and a loft for even more storage. It houses a tractor and shredder and a utility vehicle that will convey. The land is in two tracts with 46 acres and improvements on the north side of the highway and 5.01 acres across the road, insuring good clean views from the house. The 5 acres has seasonal creek frontage with water well, electricity, septic and a beautiful spot under huge Oaks for a home site or cabins. There are no restrictions or HOA, enabling you to enjoy your place as you see fit. **\$1,185,000.**



SURVEY PLAT FOR 46.14 ACRES OF LAND, MORE OR LESS, OUT OF ORIGINAL PATENT SURVEYS IN REAL COUNTY, TEXAS AS FOLLOWS:

SURVEY NO.	SURVEY	BLOCK	ABSTRACT NO.	ACRES
NW ¼ 2	T.W.N.G.R.R.CO.	12	144	12.91
SW ¼ 2	T.W.N.G.R.R.CO.	12	658	33.23

THE EAST ONE-HALF OF A CERTAIN TRACT CONVEYED AS 92.496 ACRES FROM DARRELL LLOYD BUCHANAN, ET UX TO TERRY LEE BUCHANAN, ET AL BY A WARRANTY DEED EXECUTED THE 6TH DAY OF DECEMBER, 2007 AND RECORDED IN VOLUME 14 AT PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF REAL COUNTY, TEXAS



