



Pioneer Real Estate

Shirley Shandley, Broker

PO Box 7 - 698 South Highway 83, Leakey, Texas 78873

830.232.6422 Office

Website: www.hillcountryrealestate.net Email: pioneer@hctc.net

Property #1 10.21 Acres Nueces Riverfront Montell, Texas Listed at \$274,900

Shirley Shandley
Owner / Broker
830.591.4461 cell
pioneer@hctc.net

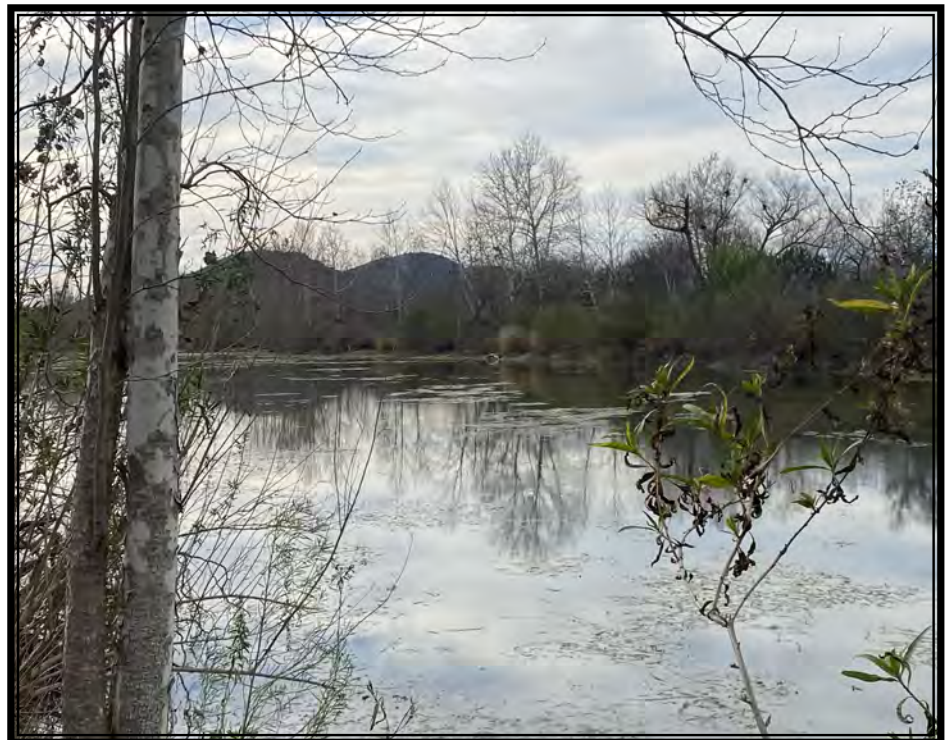
Ron Williams
Associate
830.591.3375 cell
ronwilliams@hillcountryrealestate.net

Mike Cone
Broker Associate
830.279.9355 cell
mikecone@hillcountryrealestate.net

Gayla Miller
Associate
830.591.8438 cell
GGabroMiller@hillcountryrealestate.net

Chris Heimann
Associate
210.827.1607 cell
chrishemann@hillcountryrealestate.net

DISCLOSURE: 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, correction, prior sale, or withdrawal without notice.



Property #1: NUECES RIVER FRONTAGE!! Located on Hwy 55 between Camp Wood & Uvalde is the historical town of Montell. To the east of Montell is a gently winding Uvalde County road frontage providing easy access to this 10.2 acre tract. While entering the property you'll notice shady oak trees lining the driveway. Native & exotic wildlife wander under the shade of the trees. The cover provided on the tract is perfect for the peaceful viewing of wildlife as they graze or drink from the spring & river. Sitting on the higher bank of the Nueces River is an older mobile with an attached enclosed porch. From the screened porch you'll cross the spring & then the sparkling Nueces River! You'll enjoy the tranquil porch views with your morning coffee or lazy evening grilling for your family & friends. Reasonably priced at \$274,900... it won't be long before you're able to enjoy a slice of our country living!! \$274,900