



# Pioneer Real Estate

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## **Property #10 Pecan Village Lot 8 — .69 Acre Listed at \$49,500**

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**Property #10:** Affordable getaway located in Montell just minutes south of Lake Nueces and situated along the Nueces River bank. This level tract provides a shady camping area nestled under huge pecans and is approximately 100 yards from the crystal clear flowing river. RV's are allowed but the property is entirely within the 100 year flood plain so you would need to build on piers which actually would enhance your views. Excellent access, electricity is available, and a great buy at \$49,500! \*\* ALL water photos are taken at a public access point to the river a short walking distance from the property.