

This South Concho River retreat offers a rare combination of desirable features! Imagine owning 62+ acres with approximately 1,350 feet of low-bank access to the pristine South Concho River. Enjoy the tranquility of your own large pond, continuously fed by an irrigation canal that traverses the eastern portion of the property. Adding to the allure, the property comes with valuable rights to utilize 139.90 acre-feet of water from the Concho River, per owner documentation.

### **Property Highlights:**

- **Prime River Frontage:** Approximately 1,350 feet of easily accessible, low-bank frontage on the South Concho River.
- **Water Features Abound:** A picturesque 0.30-acre pond, consistently replenished by an irrigation canal that runs north to south across the eastern landscape. This pond has been stocked with fish.
- **Substantial Water Rights:** Benefit from the included rights to use a total of 139.90 acre-feet of water from the Concho River and the canal.
- **Spacious Acreage:** Approximately 62.46 acres, offering ample space and privacy.
- **Restrictions:** The property will be deed restricted to prohibit single-family and/or commercial subdivision.

### **Improvements:**

The property features a comfortable single-family residence of approximately 1,700 square feet in average condition. Enjoy outdoor living on the expansive covered porch, estimated at 1,200 square feet, perfect for relaxing and taking in the surroundings. A convenient two-car attached garage provides secure parking. Please note that there are older structures on the property that are not considered to contribute to the overall value.

### **Location & Accessibility:**

Strategically located on the west line of US Highway 277, just 1.33 miles south of the FM 2335 intersection, this property offers both privacy and convenient access. The GPS coordinates are 31.214868, -100.497075. US Highway 277 is a well-maintained, blacktop state road, ensuring easy travel.

### **Wildlife & Recreation:**

Outdoor enthusiasts will appreciate the presence of deer, dove, and other varmints common to the area, offering potential for wildlife observation and hunting.

### **Additional Details:**

- **Property ID Numbers (Tom Green County Appraisal District):** R000065169 and R000065170
- **Total Real Estate Taxes (Most Recent):** \$4,100.26

- **Leases & Easements:** None
- **Minerals:** Owner says that what is owned will convey, but the buyer must confirm.

Don't miss this exceptional opportunity to own a remarkable South Concho River property with significant water features, acreage, and development potential!