

MLS #: L106321A (Active)

List Price: \$39,500

44 Catclaw Mountain Road Concan, TX 78838



APX ACREAGE: 1.07  
PRICE PER ACRE: \$36,915.89  
LAND SIZE APX SQFT: 46609  
LAND DIMENSIONS:  
TERRAIN: Hilly, Sloping  
FOR SALE: Sale

COUNTY: Uvalde  
SUBDIVISION: Canyon Oaks Unit 4  
ZONING CODE:  
FEMA FLOOD ZONE: No  
ROAD SURFACE: Asphalt

TAX ID #: 25980

TAX YEAR: 2018

TAXES TOTAL \$: 998

LEGAL DESC: Lot 29, Canyon Oaks Subdivision, Unit 4

HOA: Yes

ASSOC DUES \$:

DEED RESTRICTIONS: Yes

WATER RIGHTS: No

USDA CRP PROGRAM: No

MINERAL RIGHTS: No

SURFACE LEASE:

RETAIL ELEC PROVIDER: Bandera Electric

GAS COMPANY PROVIDER:

WATER: Rural Co-op

SEWER:

SEPTIC SIZE:

FEATURES: Electric Available, River Access, Water Available

OWNER NAME: Robert Wills

FINANCING: Cash, Conventional, VA Loan, Other-See Remarks

EXEMPTIONS:

SAC: 3

AGENT OWNED: No

AGENCY TYPE: Exclusive Right to Sell

COOP: Both

SELLER PD EXPENSES: No

DISCLOSURE STATEMENT: No

DIRECTIONS: From the intersection of Highway 127 and County Road 348 (River Road), go 1.1 miles east on River Road and turn north on Canyon Oaks Drive. Turn east on Catclaw Mountain Road. Look for the Encina Properties sign on the north side of Catclaw Mountain Road.

PUBLIC REMARKS: Hillside lot with great views to the northwest overlooking the valley. River access and electricity, phone, and water are available. Rentals are allowed.

PRIVATE REMARKS:

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: No

ALLOW COMMENTS: Yes

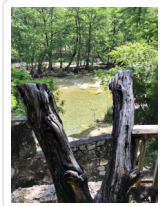
ORG LP: \$39,500

LIST DT:

EXPR DT:

PNDG DT:

DOM: 5



Office Name: Encina Properties (#:161)

Listing Agent: Terry Carson (#:2)

Main: (830) 591-9689

Contact #: (830) 591-9689

Fax: 0-

Agent Email: [tcarson2096@gmail.com](mailto:tcarson2096@gmail.com) (mailto:tcarson2096@gmail.com)