



APX ACREAGE: 0.63  
PRICE PER ACRE: \$142,063.49  
LAND SIZE APX SQFT: 27442  
LAND DIMENSIONS:  
TERRAIN: Level  
FOR SALE: Sale

COUNTY: Uvalde  
SUBDIVISION: Concan Country Club at Mountain Valley  
ZONING CODE:  
FEMA FLOOD ZONE: No  
ROAD SURFACE: Asphalt

TAX ID #: 103285 TAX YEAR: TAXES TOTAL \$: 706

LEGAL DESC: Lot 97 Concan Country Club at Mountain Valley Subdivision

HOA: Yes ASSOC DUES \$: 290

DEED RESTRICTIONS: Yes

WATER RIGHTS: No

USDA CRP PROGRAM: No

MINERAL RIGHTS: No

SURFACE LEASE:

RETAIL ELEC PROVIDER:

GAS COMPANY PROVIDER:

WATER: Rural Co-op

SEWER:

SEPTIC SIZE:

FEATURES: Electric At Site, Telephone At Site, Water At Site

OWNER NAME: Concan Hill Country Ventures LLC

FINANCING: Cash, Conventional, Other-See Remarks

EXEMPTIONS:

SAC: 2.5

AGENT OWNED: No

AGENCY TYPE: Exclusive Right to Sell

COOP: Both

SELLER PD EXPENSES: No

DISCLOSURE STATEMENT: No

DIRECTIONS: From the intersection of SH 127 and CR 348 (River Road), travel approximately 3 miles to the Mountain Valley/Concan Country Club entrance. Go through the gates at the golf course and follow Mountain Valley to the first house on the left (Texas Wedge). Lot adjoins this house.

PUBLIC REMARKS: Located just down from # 1 tee box, this level lot features beautiful oak trees and an excellent location. Electricity, water and telephone are at the site and internet is available. Mountain Valley is located between Kenneth Arthur Crossing and Seven Bluff Crossing on the Frio River. Convenient to Garner State Park, Concan, and everything in the Frio Canyon. Rentals are allowed in this subdivision.

PRIVATE REMARKS:

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: No

ALLOW COMMENTS: No

ORG LP: \$89,500

LIST DT:

EXPR DT:

PNDG DT:

DOM: 3



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