MLS #: C105979A (Active) **List Price:** $5,500,000 7070 S. US Highway 83 Leakey, TX 78873

PROPERTY DESCRIPTION: Other
UNITS: 16
APX YEAR BUILT: 1980
TOTAL # BATHS: 34
APX SQFT: 18000
SQFT SOURCE: Other
FOR SALE: Sale
PRICE PER SQFT: $305.56

COUNTY: Real
ZONING CODE:
APX ACREAGE: 60
LAND SIZE APX SQFT: 2613600
LAND DIMENSIONS:
ROAD FRONTAGE FEET:
FEMA FLOOD ZONE:
DEED RESTRICTIONS: No

TAX ID #: ***TAX YEAR:*** ***TAXES TOTAL $:***
LEGAL DESC: 7070 S. US Highway 83, Leakey, TX 78873. Abstract and Survey information available (various).
BUSINESS NAME: Crider's Resort
GROSS RECEIPTS: ***COST OF SALES:*** ***TOTAL EXPENSES:***
RETAIL ELEC PROVIDER: ***GAS COMPANY PROVIDER:***
SEWER: ***SEPTIC SIZE:***

FEATURES: Ceiling Fan, Lake/River Access
APPLIANCES: Range, Refrigerator

CONSTRUCTION: Other-See Remarks
SIDING: Cedar, Cement Fiberboard, Stucco, Wood Siding
ROOF: Metal, Other
WATER HEATER:
WATER HTR GAL:

HEAT: Central Electric, Other-See Remarks
COOLING: Central Electric, Other-See Remarks
WINDOWS: Aluminum
UNDERGROUND TANK:

OWNER NAME: J. Farnsworth
OCCUPANCY: ***SHOWING:*** Appt Needed
POSSESSION: ***FINANCING:*** Cash, Conventional
SAC: 2 ***AGENT OWNED:*** No ***AGENCY TYPE:*** Exclusive Right to Sell ***COOP:*** Both
SELLER PD EXPENSES: No ***DISCLOSURE STATEMENT:*** Yes
DIRECTIONS: 6/10 mile north of Happy Hollow on US 83 - east side of 83

PUBLIC REMARKS: Established in 1949, Crider's Resort is a family-owned, family friendly resort on the Frio River enjoyed by generations of guests. With approximately 1,675 linear feet of Frio River frontage and approximately 1,400 linear feet of Buffalo Creek, there is plenty of room for swimming, tubing, and kayaking without ever leaving the tranquil grounds of this exceptional property. 16 completely furnished cabins, Owners 3,300 sq. ft. home and a 1,580 sq. ft. guest home on the west side of the property are included in this offering. Recently completed 30,000 gallon swimming pool/recreational area, RV space, 2 water wells, resort office, outbuildings and storage. Additional detail information available from broker.

PRIVATE REMARKS:

DISPLAY ON INTERNET: Yes ***DISPLAY ADDRESS:*** Yes ***ALLOW AVM:*** No ***ALLOW COMMENTS:*** No
ORG LP: $5,500,000 ***LIST DT:*** ***EXPR DT:*** ***PNDG DT:*** ***DOM:*** 2

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