

### Shandley & Assoc.



**3.5 Acres**  
**Uvalde County**  
**Concan**  
**\$650,000.00**

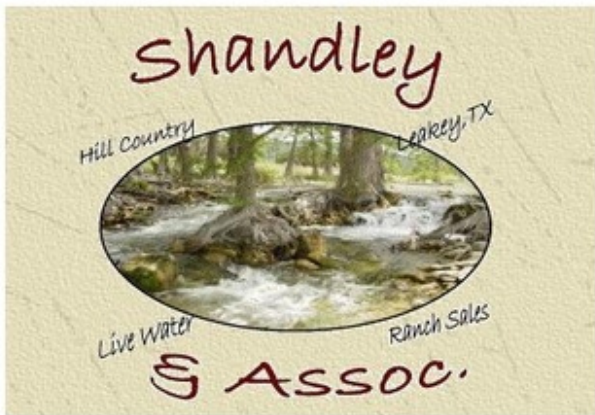
### Property Specifications For Frio River House

<b>County:</b> Uvalde	<b>Type of Property:</b> River Property w/House	<b>Acreage:</b> 3.5
<b>Address:</b>	<b>City:</b> Concan	<b>State:</b> Texas
<b>Baths:</b> 37288	<b>Bedrooms:</b> 3	<b>Zip:</b> 78879
<b>Price:</b> \$650,000.00		

**Description:** Take a look at this!! 213ft of River Frontage, Both sides!!! Here is one of the last remaining small unrestricted tracks left on the Beautiful Frio River. Great neighbors and in a prime location. Property has a Beautiful 3 bedroom, 2 1/2 bath, 1 1/2 story, 3279sqft Home. This house has character!! With three rock Fire Places made of Native and Honeycomb Rock and Archways leading from the living room to the dining room, custom steel spiral stair case, Saltillo tile floors, Hand painted custom sinks, and a huge patio overlooking what the Locals call the "Deep Hole" of Concan. This is an amazing stretch of the Frio River!!!! The House is located on the high bank side of the river so no need to worry about flooding. There's no need to worry about access to the river either, because of the beautiful rock staircase which goes all the way down to the rivers edge. As you walk off the patio and head toward the River there is a small uncovered Gazebo over looking the River and the canyon perfect for your morning coffee or a romantic dinner. Many extras including a strong water well tested at 40 gallons a minute, covered car port, and utility shed, Paved road to the house and Electric gated entry off CR350.

**Directions:** Located just off Country Road 350

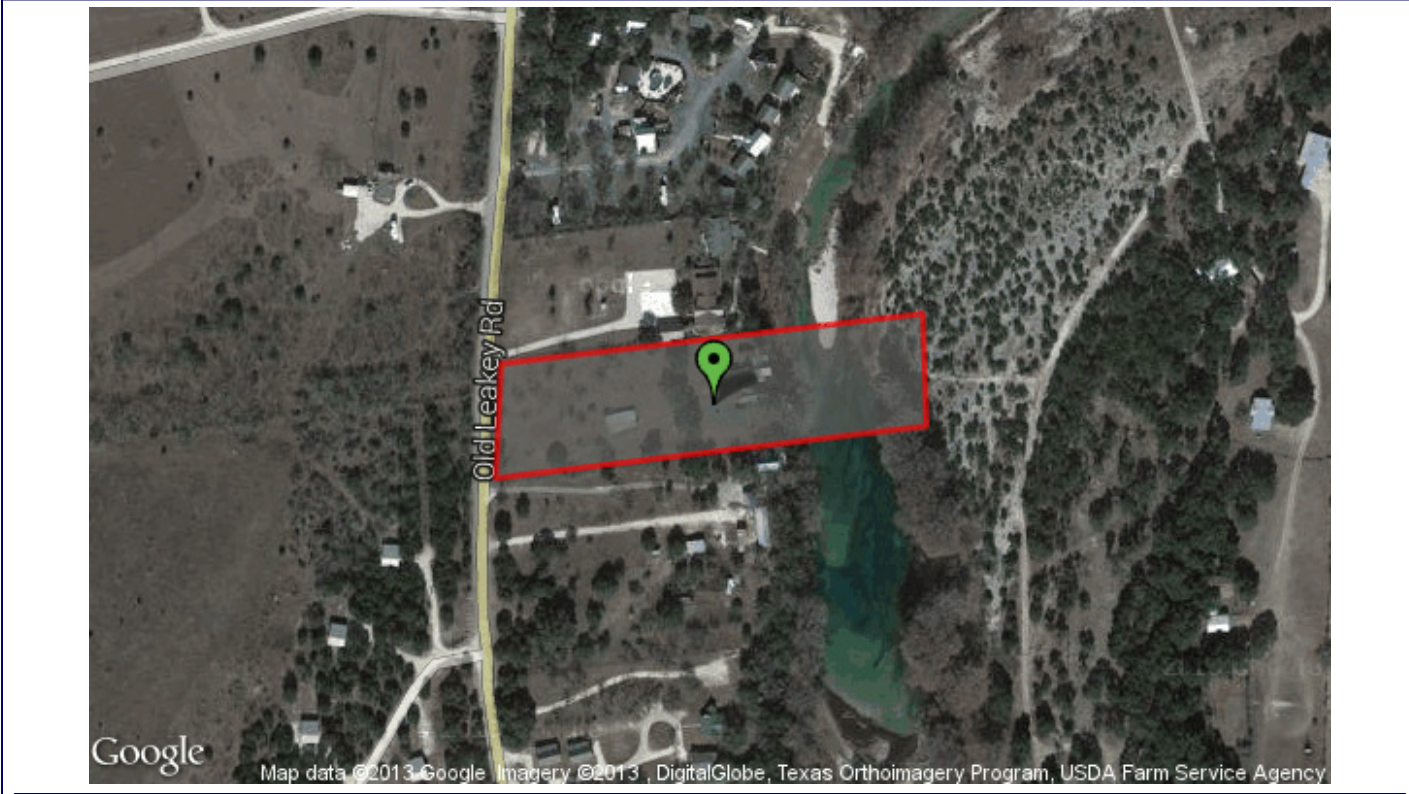
### Sellers Contact Information



**Shandley & Assoc.**  
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### Property Boundaries



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