



# Pioneer Real Estate

**Shirley Shandley, Broker**

PO Box 7 - 698 South Highway 83, Leakey, Texas 78873

830.232.6422 Office

Website: [www.hillcountryrealestate.net](http://www.hillcountryrealestate.net) Email: [pioneer@hctc.net](mailto:pioneer@hctc.net)

**Property #6**  
**5.21 Acres**  
**Shadow Valley**  
**Lot 21**  
**Leakey, Texas**  
**Listed at \$143,780**

**Shirley Shandley**

**Owner / Broker**

830.591.4461 cell

[pioneer@hctc.net](mailto:pioneer@hctc.net)

**Mike Cone**

**Broker Associate**

830.279.9355 cell

[mikecone@hillcountryrealestate.net](mailto:mikecone@hillcountryrealestate.net)

**Gayla Miller**

**Associate**

830.591.8438 cell

[GGabroMiller@hillcountryrealestate.net](mailto:GGabroMiller@hillcountryrealestate.net)



*DISCLOSURE: All information contained herein is from sources deemed reliable, but is not guaranteed by this agency and is subject to change in price or terms, correction, prior sale, or withdrawal without notice.*

**Property #6:** Beautiful 5.21 AC. +/- tract located in the heart of the Frio Canyon and just minutes from Garner State Park & the Frio River. Lot 21 in Shadow Valley Subdivision is easily accessed via a county maintained road and sits quietly tucked away at the back of the neighborhood. The property boasts amazing long breathtaking views of the surrounding countryside & is covered in oaks. The land has a gentle upward slope which is easily traversed & offers numerous choice building sites. Electricity fronts the tract as does existing city water lines & a city water meter can be obtained by a new owner. There are some sensible restrictions but no HOA and this property provides an excellent affordable opportunity to build that dream retirement/vacation home. Priced to sell at \$143,780!