



# 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 #22

**Roaring Springs Subdivision**

**6.63 Acres +/-**

**Camp Wood, Texas**

**Listed at \$72,900**

**Shirley Shandley**

**Owner / Broker**

830.591.4461 cell

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

**Mike Cone**

**Broker Associate**

830.279.9355 cell

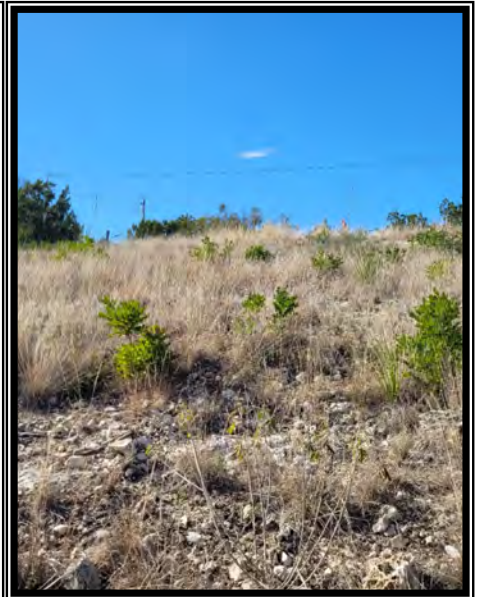
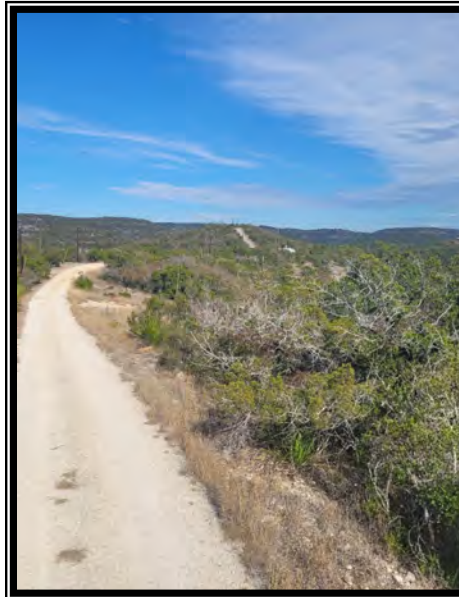
[mikecone@hillcountryrealestate.net](mailto:mikecone@hillcountryrealestate.net)

**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 #22:** Hilltop homesite with amazing views of the Nueces Canyon & surrounding hills located just minutes from Camp Wood & the Nueces River. Lot #63 in Roaring Springs Ranch Subdivision is an expansive 6.63 acre blank canvas ready for your weekend cabin or dream home. There are currently no utilities but electricity, telephone, & fiber optic are available. Roaring Springs Ranch is a gated community with an active HOA & sensible restrictions which do allow for travel trailers that meet subdivision requirements but no manufactured homes. The Flagship Amenity for the subdivision is the vast 50 acre common area for all owners & their guests to enjoy which includes a campground w/restrooms, swimming hole, fishing lake, & hiking trails. Priced to sell at \$72,900!