



THE GROOVE REALTY

FOR SALE

655 Old Rocksprings Road, #55, Leakey, TX 78873

PRICE:
\$375,000



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Property DESCRIPTION

Tranquil Retreat in Nature's Embrace

Enjoy the peace and relaxation this cozy retreat offers. With 180' of Frio Riverfront and just over 2 acres, this home features modern updates, scenic surroundings, and the option to use as your permanent residence or as your part-time getaway; renting it out for income while you're not there.

This fully furnished and eco-friendly (foam insulated) cabin is nestled in a peaceful, nature-filled setting. Just a 2 minute walk from this home's porch to the Frio River, you'll enjoy access to private riverbank perfect for setting up a chair and getting your feet wet with friends or family, rock hunting, and relaxing. The water is the perfect depth for families with small children. While tubing and kayaking aren't suitable here, other Frio River locations are nearby.

Watching the kingfishers is a favorite here and you'll likely spot soft shell turtles, crawfish, and many fish. People like to fly fish the Frio and have in this area. The area is also a haven for bird lovers with species like Vermillion Flycatchers, Ruby-throated Hummingbirds, and more.

Experience world-class stargazing with a Class 2 rating on the Bortle scale, making it an excellent spot for Astro photographers and stargazers. They have had guests specifically book this home for stargazing.

Driving the amazing and scenic "Three Sisters" highways (336, 337, 338) is a favorite with riding clubs and motorcycles. The animals you can see include pheasants, wild turkeys, deer, axis, horned sheep, goats, cows and other farm animals. At the exotic ranches nearby, the sellers have even seen a kangaroo! .

Property

PHOTOS



LIVING ROOM



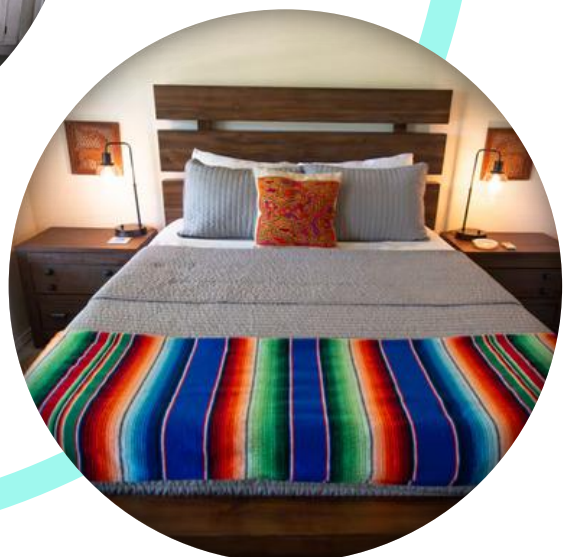
DINING



FULLY EQUIPPED KITCHEN



PRIMARY BEDROOM
W/ ENSUITE FULL BATH



SECOND BEDROOM

Property

PHOTOS



MASTER BATHROOM



SECOND FULL BATH



PRIVATE RIVER ACCESS - OWN 180' ON THE FRIO



FRONT PORCH VIEW



EXTERIOR

Exterior

PHOTOS

PANORAMIC VIEW



APPROX. LOT LINES

SEASONAL FLOWERS



SEASONAL FLOWERS

Nature

PHOTOS

MOUFLON SEEN ON 336



DEER

GO FOSSIL HUNTING



FISH

Riverside

PHOTOS

IT'S THE SIMPLE THINGS...



IMMERSE IN NATURE...

EXPLORE...



SOAK IT ALL IN!

Night Sky

PHOTOS

FIREFLIES AND STARGAZING



MILKY WAY VIEW

NIGHT SKY FROM PORCH



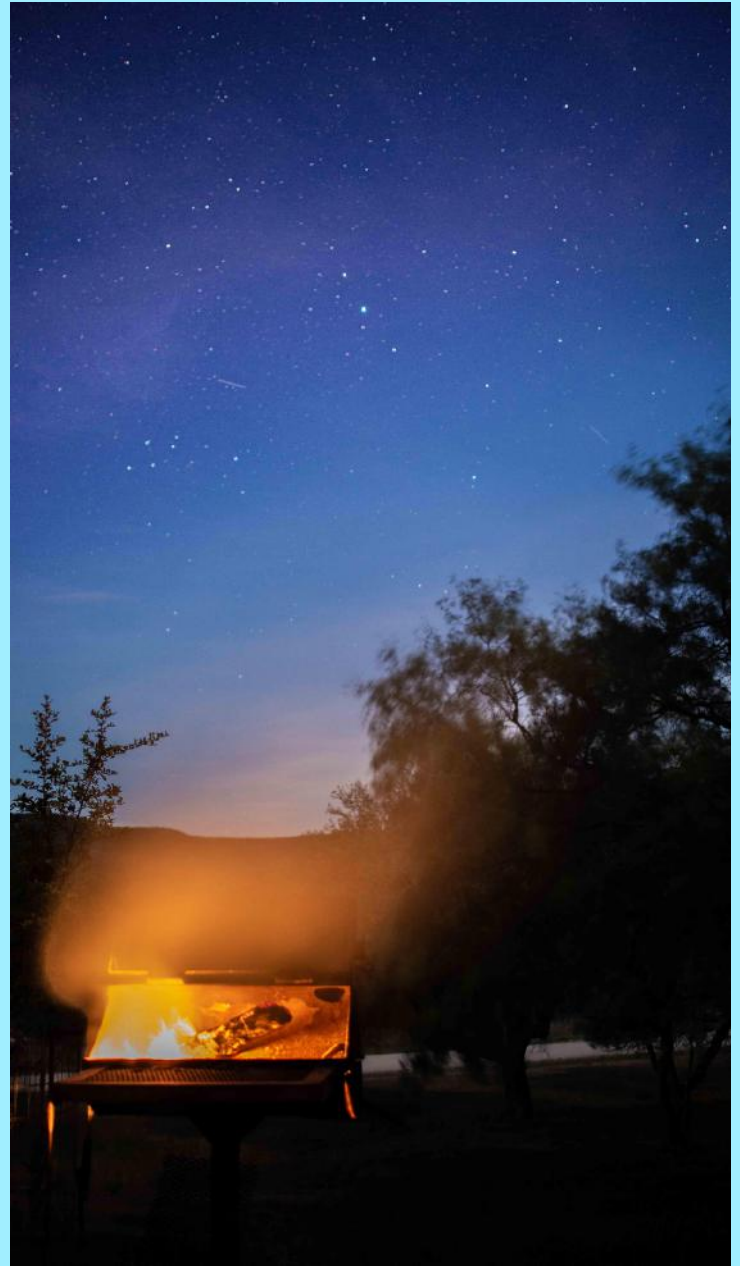
STARS

Night Sky

PHOTOS



NIGHT SKY VIEW



BBQ GRILL

Property

VIDEOS

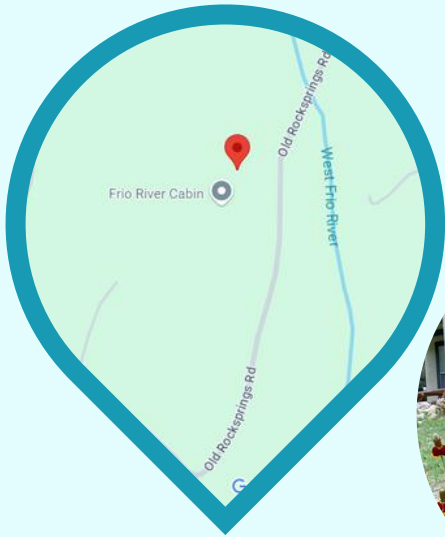


VIEW TO FRONT PORCH



VIEW FROM FRONT PORCH

ABOUT THE LOCATION



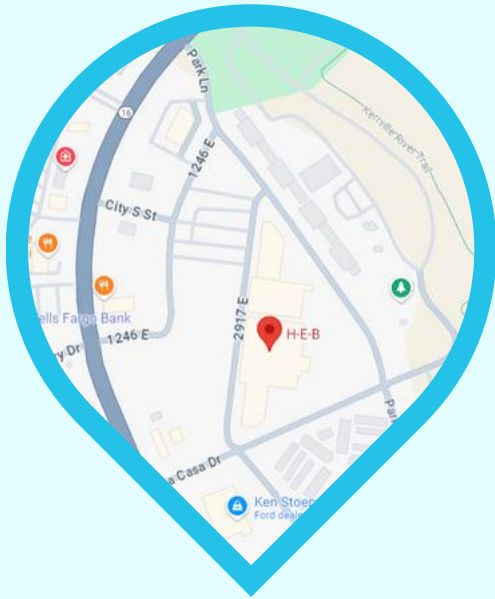
ROAD, # 55

655 OLD ROCKSPRINGS



ACTIVITIES

- 18 mi - Garner State Park
- 25 mi - Lost Maples State Park
- 2 minute walk to Frio River
- Stargazing and Birdwatching
- Hiking at Garner & Lost Maples State Parks
- Fishing at Lost Maples State Park
- Astro Photography; Class 2 on Bortles scale
- Area is popular scenic drive for motorcyclists and nature lovers.
- Less than 1.5 hours to historic and fun-filled Fredericksburg, TX



H-E-B

SHOPPING & MEDICAL

- Rolling Hills Health (Leakey, TX)
- Larger hospitals located approximately 1 hour away in Kerrville and Uvalde.
- Major shopping and amenities are located about 1 hour away in Kerrville, TX including HEB, shopping centers, boutiques, antique stores, and all major services.
- Don't miss great conversation, the "best jerky in Texas" and many other great food finds, apparel, and necessities at the nearby Garven Store in Mountain Home, TX.



GARVEN STORE



AREA HIGHLIGHTS

EXPLORE NATURE AND ADVENTURE JUST MINUTES AWAY

These are the Sellers favorite spots, recommendations and what they enjoy when they visit the Hill Country.

GARNER STATE PARK

16 miles of hiking trails, tube & swim, picnic, paddle boat, nightly dances during the summer. Get tickets in advance, it gets very busy during the summer months.



HAPPY HOLLOW

Float the Frio with tubes or kayaks; a shuttle drops you off and picks you up. Call for river flow information during the summer.

FRIO BAT FLIGHTS

10 Million Free-Tailed bats emerge from the Frio Bat Cave to eat bugs from March-October only. Get tickets in advance.



LOST MAPLES

Great for hiking, fishing, and birding. Get tickets in advance. Very busy during the fall foliage season.



OLD ROCKSPRINGS RD

Travel by car down Old Rocksprings Rd for interesting views of the striated terraced river beds and tall bluffs. Be mindful of the no parking signs. The river is public property.

CLEAR NIGHTS = STARS

Download the star chart app to view stars. Find more details about the Milky Way on the inside cover of the welcome binder, inside the cabin.



SUNSET SPOT

Take a right out of the driveway and turn right on 336. Less than two miles down the road you will find a couple of small shoulders where you can pull off and watch the sunset.

PROPERTY DETAILS

- 2 bedrooms and 2 full baths
- 1,008 square feet per CAD
- 2.322 acres
- 180 feet of private Frio riverfront
- Real County
- 1.5984% tax rate
- Vaulted living room and kitchen ceilings with open floorplan
- Being sold fully furnished



PLUMBING INFORMATION:

- Home is on septic. The septic tank location is between the house and the circular tree swing.
- The main water shutoff valve is positioned by the water outlet at the back of the house.
- Plumbing fixtures (faucets and toilets) updated in October 2019.
- Electric water heater located in the utility shed at the back of the house.

TRASH COLLECTION:

- Trash service is provided by Rio Brewster Waste Management (Phone: 830-232-6727).

WATER SOURCE:

- Home utilizes a shared well located in a small shack to the left of the house (viewed from the road).
- Annual and quarterly payments for the shared well are approximately \$660 per year.
- The well is managed by neighbor, Christi Almond.

SHORT TERM RENTAL INCOME

RENTAL INCOME INFORMATION AND HISTORY:

The Sellers have used this property as their own personal getaway and as a short-term rental.

Below are the earnings for the past three years. Per the Sellers, May through August is the busy season, and they usually book a few families in November and December for the holidays.

They are a little more conservative than most hosts and don't accept everyone that books.

There's more earning potential because the buyers use the property for their own use throughout the year.

2024 - \$44,320

2023 - \$41,032

2022 - \$40,608



OUTBUILDINGS AND EXTRAS

SHED:

- Tuff Shed added in 2021; will convey with the property.
- Riding lawnmower inside the Tuff Shed is negotiable.



Additional NOTES

- The property has been meticulously cared for by the Sellers.
- While there is currently no washer/dryer, neighbors have added w/d in their homes and the Sellers have been told it can be done. Locations they have considered are the kitchen and the bedroom closet.
- The driveway is shared with the neighbor but on this property.