

MLS #: L105230A (Active) List Price: \$250,000 (23 Hits)**1024 N Camp Uvalde, TX 78801****Apx Acreage:** 8.12353**Price Per ACRE:** \$30,774.80**Land Size Apx SqFt:** 353707.20**Land Dimensions:****Terrain:** Flood Plain, Level, Sloping, Wooded**For Sale:** Sale**County:** Uvalde**Subdivision:****Zoning Code:** Other**FEMA Flood Zone:****Road Surface:** Dirt, Private**Tax ID #:** 19303; 19304**Tax Year:** 2016**Taxes Total \$:** 1591.00**Legal Desc:** A0241 ABSTRACT 0241 SURVEY 72 4.898; A0241 ABSTRACT 0241 SURVEY 72 A-241 S-72 3.222**HOA:****Assoc Dues \$:****Deed Restrictions:****Water Rights:****USDA CRP Program:****Mineral Rights:****Surface Lease:****Retail Elec Provider:** AEP**Gas Company Provider:** None**Water:** Public, Well**Sewer:** Septic**Septic Size:****Features:** Electric At Site, Gas At Site, Water At Site**Owner Name:** James and Candace Loessberg**Financing:** Cash, Conventional**Exemptions:** None**SAC:** 3%**Agent Owned:** No**Agency Type:** Exclusive Right to Sell**Coop:** Both**Seller Pd Expenses:** No**Disclosure Statement:** Yes**Directions:** Traveling north on Getty, turn right onto East Sabinal Street. At the end of the street, cross Camp Street and enter property to the left of the cell tower.**Public Remarks:** Secluded woods make this 8 acres, partially within the city limits, feel like you're out in the country. The property has a water well, two septic tanks, and city water that supply both a small (1050 sq ft) rental home and a mobile home hookup (complete with electricity) The trailer space is renting for \$140 per month, and the house was renting for \$625, although it has recently been vacated. This property would make a great RV or mobile home park, industrial park, or small subdivision. Though technically in a flood plain, it has never flooded. A cell tower (near the entrance) has a long term pre-paid lease. There are so many possibilities here for income on this unique acreage. Call today for a showing!**Private Remarks:****Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Org LP:** \$250,000**List Dt:** 10/10/2017**Expr Dt:** 4/10/2018**Pndg Dt:****DOM:** 15



Listing Office: Riata Realty (#:146)
Main: (830) 376-9100
Fax:

Listing Agent: Linda Koehl (#:116)
Contact #: (830) 591-4430
Agent Email: lindakoehl@yahoo.com

Title Company: Chicago Title (Win Dubose)
Title Address:

Title Phone:
Title Phone:

Information Herein Deemed Reliable but Not Guaranteed
 MLS #: L105230A