

# THE COUNTY LINE SUBDIVISION

TBD Lake Wood Dr., Camp Wood, TX 78833

**Real County, TX**



**Texas Ranch Brokers, LLC**  
**313 S Main Street**  
**Burnet, TX 78611**

**512-756-7718**  
**[www.txranchbrokers.com](http://www.txranchbrokers.com)**



# THE COUNTY LINE SUBDIVISION

The County Line Subdivision represents an exceptional value in the heart of the Texas Hill Country, where affordable river-access properties are increasingly hard to find. The subdivision is located on the county line between Real County and Uvalde County and offers a rare opportunity to enjoy premium river amenities at an entry-level Hill Country price.

Property owners enjoy exclusive access to the Nueces River Dam, along with the added benefit that all lot's includes their access to a community covered pavilions on the water—perfect for gatherings, shade, and enjoying the river year-round. These private pavilions add significant value and convenience that are rarely included with lots at this price point.

Lots are more available and priced at \$65,000 per acre, giving buyers the flexibility to choose the location and setting that best fits their vision—whether for a weekend retreat, future homesite, or long-term investment. Comparable Hill Country River properties with similar amenities often command substantially higher prices, making this subdivision an outstanding value.

Located just minutes from Camp Wood, Texas, the County Line Subdivision offers scenic Hill Country views, abundant wildlife, and peaceful surroundings, all anchored by private access to one of Texas' most iconic rivers.

At this price, this offering delivers affordability, exclusivity, and riverfront enjoyment—an increasingly rare combination in the Texas Hill Country.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

# LOT PRICES

LOT #	AVAILABILITY	ACRES	PRICE
1	FOR SALE	1	\$65,000.00
23,456	SOLD	SOLD	SOLD
7	FOR SALE	1	\$65,000.00
8	SOLD	SOLD	SOLD
9	FOR SALE	1	\$65,000.00
10	FOR SALE	1.12	\$72,800.00
11	FOR SALE	1	\$65,000.00
12	FOR SALE	1	\$65,000.00
13.14,15	SOLD	SOLD	SOLD
16	FOR SALE	1.1	\$71,500.00
17	SOLD	SOLD	SOLD
18	FOR SALE	1.06	\$68,900.00
19	SOLD	SOLD	SOLD
20	FOR SALE	1	\$65,000.00
21	FOR SALE	1.22	\$79,300.00
22	FOR SALE	1	\$65,000.00
23	FOR SALE	1	\$65,000.00
24	FOR SALE	1.12	\$72,800.00
25	FOR SALE	1	\$65,000.00
26	FOR SALE	1.1	\$71,500.00
272,829	SOLD	SOLD	SOLD

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For more information or to schedule a showing, contact:

Joey Whelan-Agent  
Texas Ranch Brokers, LLC  
E: [joey@txranchbrokers.com](mailto:joey@txranchbrokers.com)  
P: 210-393-5335

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Sur. 223

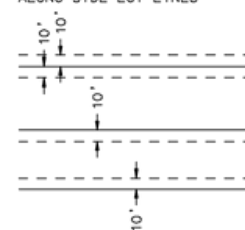
LEGEND:  
— E — OVERHEAD ELECTRIC LINE  
— XX — FENCE LINE  
— — — ORIGINAL SURVEY LINE  
— — — COUNTY LINE  
● FND. 1000 NAIL  
UNLESS OTHERWISE DENOTED  
O.P.R. OFFICIAL PUBLIC RECORDS  
REAL COUNTY, TEXAS



SCALE 1" = 100'

BEARINGS SHOWN HEREON  
ARE GEODETIC FROM GPS  
OBSERVATIONS.

10-FOOT UTILITY EASEMENT  
ALONG SIDE LOT LINES



66.939 Acres  
Joanne Cooksey Friend  
to  
Suzanne Friend Johnston  
October 19, 2007  
Vol. 12, Pg. 381, O.P.R.

FND. 1/2" IRON PIN  
BY 6" CEDAR POST

Sur. 219

Front entrance

REAL COUNTY  
UVALDE COUNTY

STATE HIGHWAY 55

CR 419

REAL COUNTY abst. 521  
UVALDE COUNTY abst. 302



Private river  
access

RIVER VIEW DRIVE

4.43 Acres  
Daniel K. Gray, et ux  
to  
Pizo Mystic River, LLC  
September 30, 2022  
Vol. 105, Pg. 9058, O.P.R.

66.939 Acres  
Joanne Cooksey Friend  
to  
Suzanne Friend Johnston  
October 19, 2007  
Vol. 12, Pg. 381, O.P.R.

66.939 Acres  
Joanne Cooksey Friend  
to  
Suzanne Friend Johnston  
October 19, 2007  
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BY 6" CEDAR POST

Front entrance

REAL COUNTY  
UVALDE COUNTY

STATE HIGHWAY 55

CR 419

REAL COUNTY abst. 521  
UVALDE COUNTY abst. 302



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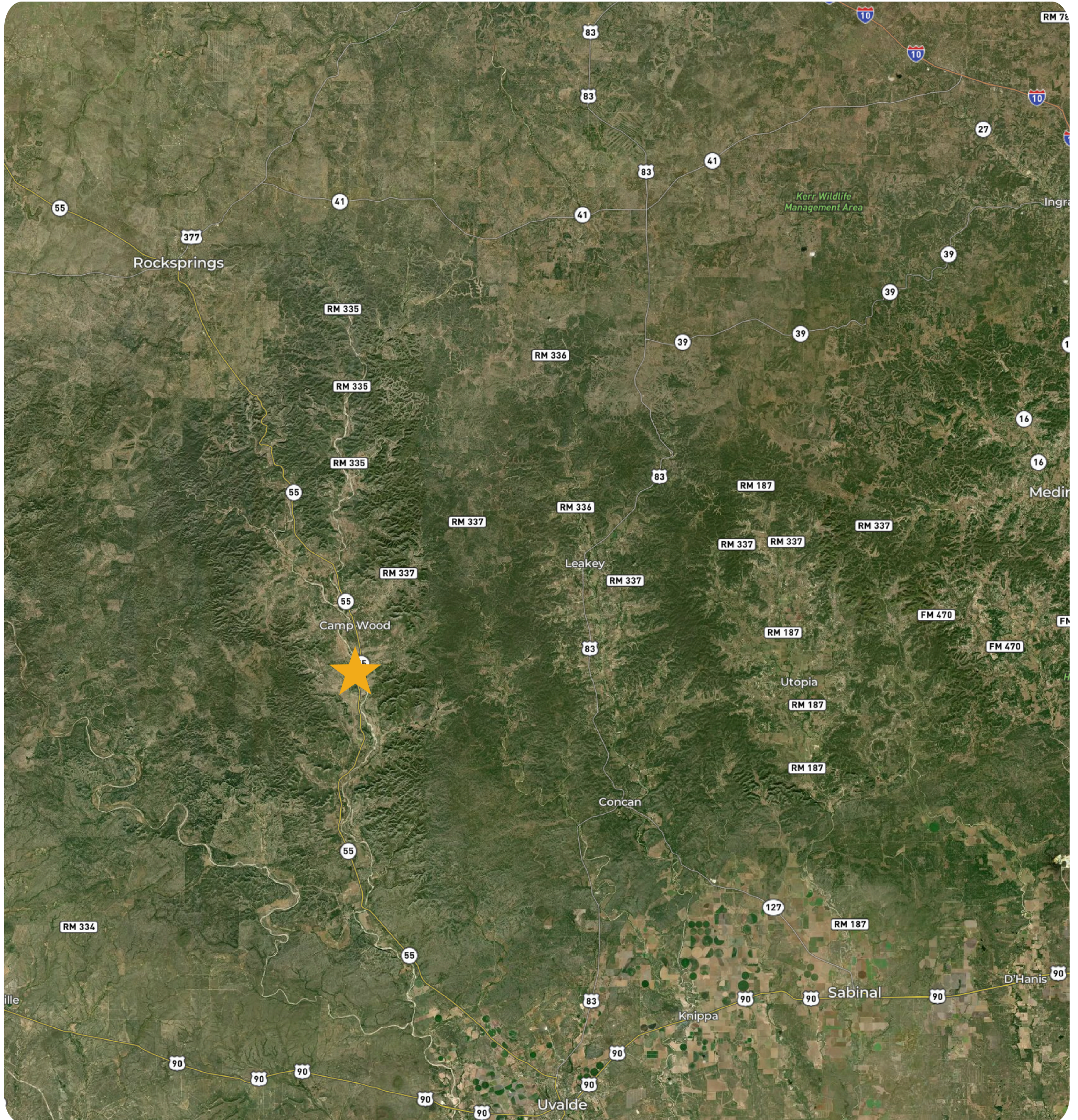
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# MAPS



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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

#### Texas Ranch Brokers, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael (Mike) Bacon</b>		<b>info@txranchbrokers.com</b>	<b>(512)756-7718</b>
Designated Broker of Firm	License No.	Email	Phone
		<b>mike@txranchbrokers.com</b>	<b>(512)940-8800</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Joey Whelan</b>	<b>797218</b>	<b>jwhelan@commanderclearing.com</b>	
Sales Agent/Associate's Name	License No.	Email	Phone
		<b>Joey@txranchbrokers.com</b>	<b>(214)537-2997</b>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



*Listing Agent: Joey Whelan*



**210-393-5335 joey@txranchbrokers.com**



**THE LEADERS IN HILL COUNTRY FARM & RANCH SALES**

★ **PUT US TO WORK FOR YOU** ★

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**DISCLAIMER:** The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause by man, or otherwise: including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.

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