

MIDWEST LAND GROUP PRESENTS

58.35 ACRES

# REAL COUNTY, TX

2581 PATTERSON CREEK ROAD, LEAKEY, TEXAS, 78873



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 58 +/- ACRES OF SECLUDED HILL COUNTRY PARADISE JUST MINUTES FROM THE FRIO RIVER AND GARNER STATE PARK

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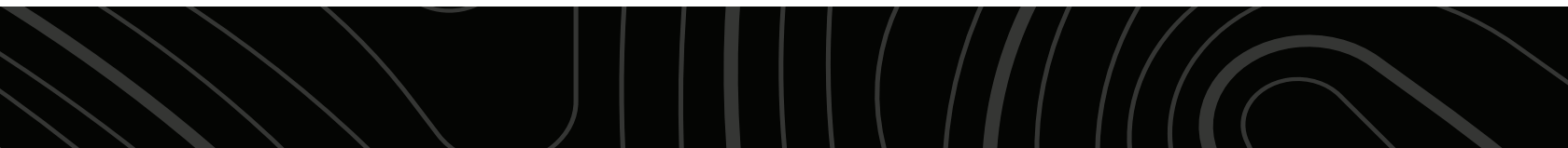
Come explore 58.35 acres of classic, beautifully maintained Texas Hill Country, perfectly situated just minutes from Leakey, Concan, Garner State Park, and the crystal clear waters of the Frio River. This diverse property is a true outdoor paradise, blending wide-open spaces with wooded draws, abundant wildlife, and the peaceful charm of a clay-bottomed wet-weather pond and two seasonal creeks that join together in a shaded setting.

With a special wildlife management program already in place, the land enjoys remarkably low taxes, making it not only a scenic retreat but also a smart investment. Access is simple and reliable, thanks to a county-maintained road that delivers you right to the property's entrance.

The terrain offers variety and opportunity. Up front,

gently rolling, open ground is well-suited for a future home site with room to breathe, mature hardwoods, and great views. Toward the back, the land transitions into rugged, adventurous country perfect for hiking, camping, and exploration with 360-degree views of the surrounding landscape. Outdoorsmen and women will appreciate the area's thriving wildlife - whitetail deer, turkey, and wild boar are plentiful, while surrounding large game ranches ensure regular sightings of exotics such as axis, black buck, sambar, and aoudad. To get you started, the property already includes two quality hunting blinds and feeders.

Whether your vision is a dream home under the trees, a family weekend getaway, or a premier hunting retreat, this acreage delivers the space, scenery, and seclusion to bring it to life.



# PROPERTY FEATURES

PRICE: **\$650,000** | COUNTY: **REAL** | STATE: **TEXAS** | ACRES: **58.35**

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- 58.35 acres
- 46 acres of ridges
- 12 acres of draws
- 3.5 miles from Leakey
- 20 miles from Concan
- Minutes from the Frio River and Garner State Park
- Beautiful build sites
- Wet-weather pond, clay-lined and ready to make a permanent feature
- Seasonal creeks and springs
- County road access
- Electric drop ready for service hook-up
- Abundant wildlife - white tail deer, turkey, and wild boar, to exotics like auodad, axis, sambar, and black buck
- 2 hunting blinds and feeders
- Beautiful panoramic views of the surrounding hills
- Mature hardwoods like oaks, elms, and maple trees, as well as plentiful juniper and mountain laurels
- Special wildlife exemption, with taxes as low as \$33 a year
- Showing by appointment only





# GENTLY ROLLING, OPEN GROUND

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## WET-WEATHER POND

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## SEASONAL CREEKS AND SPRINGS

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## 2 HUNTING BLINDS AND FEEDERS

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# BEAUTIFUL PANORAMIC VIEWS

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# TRAIL CAM PICTURES

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# AERIAL MAP



Boundary Center: 29° 42' 47.05, -99° 48' 29.11

0ft 685ft 1370ft



Maps Provided By:



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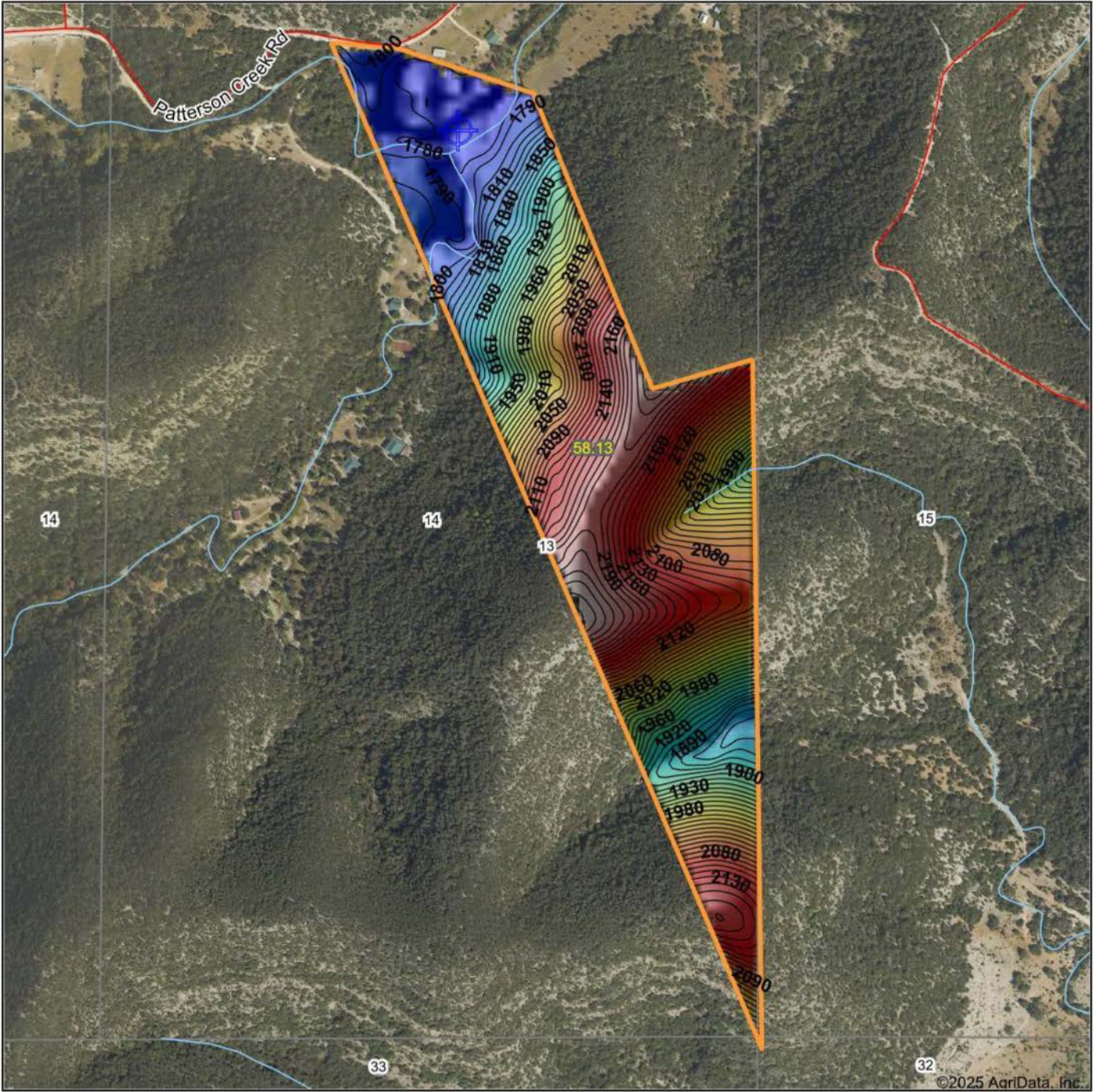
Real County  
Texas



9/16/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 1,770.7  
Max: 2,248.9  
Range: 478.2  
Average: 2,002.7  
Standard Deviation: 140.03 ft

0ft 639ft 1278ft



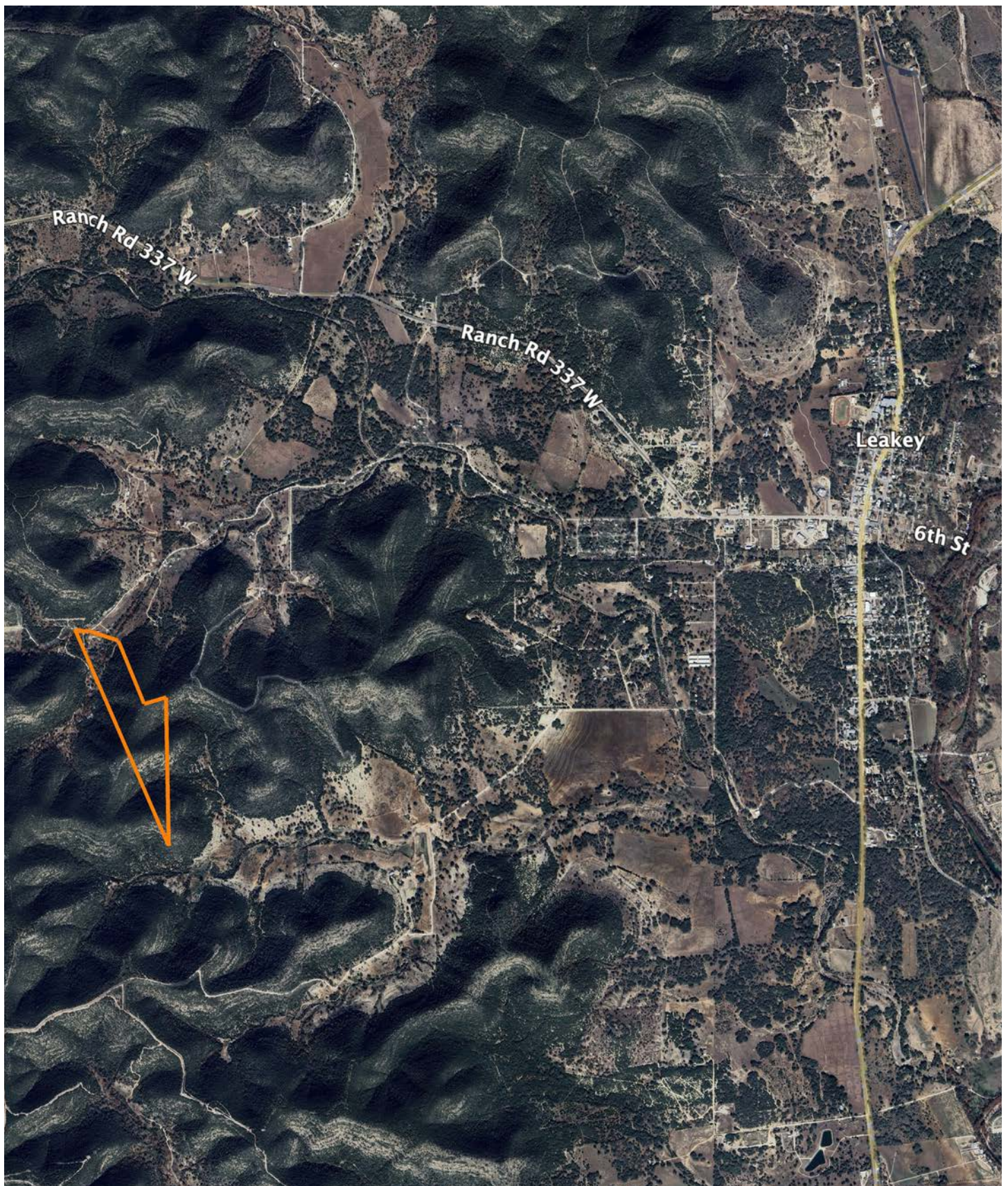
9/16/2025

**Real County  
Texas**

Boundary Center: 29° 42' 47.05, -99° 48' 29.11



# OVERVIEW MAP





# AGENT CONTACT

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Dylan Draper was born in Houston, raised in the woods, and shaped by a lifetime on Texas ranches. He grew up fixing fence, raising cattle, and chasing wild game with his father and grandfather — and today, lives that same life on his family's ranch in Vanderpool, where he guides hunts and raises whitetail deer.

With a BFA from Texas State and a professional background that spans ranch work, guiding, and even launching his own successful art services company, Dylan brings an uncommon blend of hands-on experience and entrepreneurial instinct to every client relationship. He's guided trophy hunters through the brush country, deep-sea anglers off the Gulf, and landowners through the daily work of keeping a place running, and he knows how to communicate with people from all walks of life.

Dylan serves Central, South, and West Texas with a deep-rooted passion for land and a sharp eye for what makes it valuable — whether it's water access, wildlife habitat, or a certain kind of peace that only the outdoors can provide. Honest, hardworking, and easy to talk to, he's the kind of agent who lives the lifestyle he's selling and won't rest until he finds the right fit for yours.



**DYLAN DRAPER**

LAND AGENT

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