

**BOWNS & ASSOCIATES INC. REALTORS ®**

P.O. Box 617  
UTOPIA, TX 78884

“Selling The Texas Hill Country for Three Generations”

Ranches - Recreational Properties - Commercial

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**10+/- Acres At B & R Ranch**

**PROPERTY:** A nice unimproved property near Utopia ideal for recreation or homesite.

**LOCATION:** Approximately 4.0 miles north of Utopia in Bandera County, off Highway 187.

**DESCRIPTION**

Paved County Road Frontage  
Abundance of Wildlife  
Open Meadows Combined with Dense Tree Coverage  
Great Trees  
Views of the Surrounding Hills  
Fertile Soil  
Electric Service Available

**PRICE:** \$80,000.00

**TERMS:** Cash to seller

\*Above information is believed reliable, but is not guaranteed by Realtor. Property is subject to prior sale, correction, or withdrawal without notice.

*‘Let us show you... The Texas Hill Country’*

