

BOWNS & ASSOCIATES INC. REALTORS ®

P.O. Box 617
UTOPIA, TX 78884

“Selling the Texas Hill Country for Three Generations”

Ranches - Recreational Properties - Commercial

LIVE WATER RANCH

PROPERTY: 126+/- acres with more than 2000 feet along the beautiful Sabinal River. Strong Springs. Great farm and ranch or recreational property. Abundance of game animals, fertile soil, partially fenced, agri-tax exempt.

LOCATION: Approximately 4 miles north of Utopia, Bandera County.

DESCRIPTION: Two homes
agriculture tax exemption status
an abundance of beautiful cypress
Native and free roaming exotic wildlife
Highway 187 frontage.
Spring box on the Sabinal River used for collecting spring water
1800 gallon water holding tank.
Livestock working pens, old ranch well and house well.
Partially fenced with High fenced field area
Beautiful Hardwood Trees
Secluded and Private
No Restrictions

PRICE: \$1,852,785.00

TERMS: Cash to seller

AGENT : John R. McFadin 830-966-6112

*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’