

BOWNS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

19.5+/- Acres

PROPERTY: 19.5+/- Acres with great views across the Eastern Sabinal Canyon.

LOCATION: 4 miles north of Utopia. Located in B&R Ranch, Bandera County, Texas.

DESCRIPTION: 1,400+/- sq. ft. home situated on a beautiful hill-side. Good access. Fantastic views. This property has an abundance of desirable trees, plants and wildlife(native/exotic). Hunting is allowed.

2Bedroom / 1Bath Home

500 sq. ft. Covered Porch Looking out on the Sabinal Canyon

Large open family room / kitchen / dining area

Extra room suitable for utility / storage / third bedroom

Good Water Well with Well House and Storage

All Furniture and Appliances to Convey

Hardwoods including Live Oak, Blue Oak, Red Oak, Madrona, Cedar

Approved Septic

Partially Fenced

No Restrictions

COMMENTS: This property has great character and potential for recreational or retirement hide-away. There are several additional home sites offering views and beautiful trees.

PRICE: \$189,000

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’

Phone: (830) 966-6111
(800) 850-5969

Fax: (830) 966-6107

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