

BOWNS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

RIVERFRONT

PROPERTY: 37+/- acres near Utopia of Highway 187, with approximately 563+/- ft. of Sabinal River.

LOCATION: 4.0 miles north of Utopia, Bandera County.

DESCRIPTION: This beautiful tract has good access off Highway 187 and solitude throughout the Large live oak.

Offers Great Home Sites
Sabinal River Frontage
Highway 187 Frontage
Beautiful Large Cypress
Abundance of Wildlife

Agriculture Tax Exempt
Livestock Working Pens
Ranch Well
No Restrictions

COMMENTS: This unimproved tract has great potential for a recreational property with a prime location in the Texas Hills.

PRICE: \$423,570.00

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’

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