

BOWNDS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

76 +/- Acre RANCH

PROPERTY: 76 +/- acre Ranch suitable for Hunting and Livestock production. Two homes nestled within the large Live Oaks, overlooking gently rolling meadows, with a back drop displaying the beautiful surrounding hills.

LOCATION: Approximately 6 miles northeast of Utopia, Bandera County, Texas.

TERRAIN: Gently sloping with excellent tree and native grass coverage.

TREES: Large Live Oaks are abundant in the area. Other trees native to the Texas Hill Country are also found on the ranch.

GAME: The area is ideal for wild game and livestock. Whitetail deer, turkey, and other native free-roaming wildlife.

DESCRIPTION: Main Rock Home with wrap around porch
3 bedroom 2 bathroom - 2,500+/- sq. ft.
Guest Home - 2,000+/- sq. ft.
Fenced
3 Ponds
Strong water well
Paved County Road Frontage
Carport, Storage, and Shop
Central AC / Heat
2 Septics
Great Views
Private Setting
Agriculture Use Tax Exemption

COMMENTS: This is an excellent hunting / production ranch. REAL EYE APPEAL

PRICE: \$875,000

TERMS: Cash to seller

AGENT: John 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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