

BOWNDS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

82+/- Acres

PROPERTY: 82+/- acres with 450+/- ft. frontage on both sides of Mill Creek.

LOCATION: Approximately 9 miles North of Utopia, Bandera County, Texas.

DESCRIPTION: Unimproved land with potential as recreational home site and/or hunting. There is an abundance of deer and turkey, nice clean and cool running water and beautiful Cypress and Oak trees. Agriculture use tax status.

- private and quiet
- phenomenal views
- native pasture land
- partial fencing
- electrical service available

COMMENTS: An adjacent tract of 74+/- acres with a 2/2 log cabin and approximately 450+/- ft. of Mill Creek is available. Together they make a tremendous property.

PRICE: \$905,410.00

TERMS: Cash to Seller

AGENT: John McFadin
830-966-6112

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

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