

**BOWNDS & ASSOCIATES INC., REALTORS®**

P.O. Box 617  
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

*“Selling the Texas Hill Country For Three Generations”*

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## UTOPIA RIVER OAKS

**PROPERTY:** A special offering along the spring-fed Sabinal River. 1.29+/- acres at the Utopia River Oaks Subdivision.

**LOCATION:** Approximately 1.9 miles South of Utopia, Uvalde County, Texas.

**DESCRIPTION:** This tract fronts Utopia’s beautiful Golf Course and extends along the Sabinal River.

Abundance of Large Live Oaks, Cypress, scattered Walnut, Pecan, Elm, Sycamore and other plants native to the Texas Hill Country River Region.

The Sabinal River offers strong flowing rapids as well as slow moving with deep clear water lined by Large Cypress and aquatic plants along the river bank.

This area is frequented by whitetail deer and other exotic game to include axis, beautiful birds, and other wildlife native to the Sabinal Canyon.

Restrictions are designed to maintain the quality of the area and to protect the buyers’ investment.

Property has Water Well.

Electrical and Telephone service available.

**COMMENTS:** This area is ideal for recreation, retirement, and seasonal activities. It is located conveniently near Utopia offering numerous churches, a quality school, medical and emergency services, a public library, banking services, basic shopping, dining, and fantastic historical attributes.

**PRICE:** \$115,000

**TERMS:** Cash to Seller

**BROKER:** Brandon Bownds

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

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