

**BOWNS & 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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**ATTRACTIVE & COZY**

**PROPERTY:** Nice, clean 1,424+/- sq. ft. manufactured home with large storage and separate shop on 7.64+/- acres covered with desirable hardwoods.

**LOCATION:** Approximately 2 miles west of Utopia fronting a paved county road. Uvalde County, Texas.

**DESCRIPTION:** Beautiful hill side property with great access and a great location. Offers fantastic views across the Sabinal Canyon. There is a great place for an additional home site.

1,424+/- sq. ft. 3BR/2BA Manufactured Home

- Large Open Floor Plan (family room, kitchen, dining)
- Fireplace
- Ceiling Fans
- Bay Window
- Appliances to Convey
- Covered Porch / Entry
- Rear Porch

Storage Buildings

Live Oak, Spanish Oak, and Scattered Cedar

Native Plants, Shrubs, and small Trees

Approved Septic

City Water

Fronts Paved County Road

Private

No Restrictions

**COMMENTS:** This property has great potential and would make a great residence.

**PRICE:** \$127,000

**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’*

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