

BOWNS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

HILL COUNTRY HOMESTEAD

PROPERTY: 41+/- acre property with 567+/- ft frontage on the beautiful Sabinal River.

LOCATION: Located approximately 4.0 miles north of Utopia, Bandera County.

DESCRIPTION: This great recreational property is currently with agriculture tax exemption status, offers great home sites, an abundance of beautiful Cypress, native wildlife, and great views of the surrounding hills.

Beautiful Hardwood Trees, Cypress, Pecan
Highway 187 Frontage
Secluded and Private
No Restrictions
3 Bedroom - 2 1/2 Bath Home
Approximately 2,050 sq. ft.
Tile Flooring
Open Porches
600+/- sq. ft. of Attached Garage

COMMENTS: Enjoy the country life and relax under the shade of the beautiful Cypress and Large live oak. Great recreational property.

PRICE: \$733,115.00

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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