

BOWNS & ASSOCIATES INC. REALTORS ®

P.O. Box 617
UTOPIA, TX 78884

Ranches - Recreational Properties - Commercial—Residential

“Selling The Texas Hill Country For Three Generations”

**HOMESITE OVERLOOKING
SABINAL RIVER**

PROPERTY: 5+ acres located south of Utopia off Hwy 187 on the BEAUTIFUL SABINAL RIVER. This tract has 200+/- feet of frontage on the river and offers a great home site. Gated community. Restricted to protect the interest of the buyers.

DESCRIPTION: Surrounding area features a beautiful waterfall, magnificent Large Cypress and Live Oak.
Abundance of wildlife
Goes to center of the Sabinal River
Access to Telephone and Electrical Service
Golf course nearby

COMMENTS: HOA & Architectural Committee approval. No Hunting allowed.

PRICES: \$129,000.00

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’