

BOWNS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

River Meadows

PROPERTY: 26+/- acres with frontage on the Sabinal River.

LOCATION: Located in Utopia, Texas, Uvalde County.

DESCRIPTION: This Hill Country property provides many recreational opportunities with frontage along the beautiful Cypress-lined Sabinal River, where the West Sabinal River and the Sabinal River conjoin together. Relax under the shades of the massive Live Oaks and enjoy features and improvements to include:

- A perfectly situated 1,700 sq. ft. residence within a well manicured area including: a combination of brick, carpet and tile flooring throughout, fireplace, ceiling fans, all major appliances in kitchen, tile countertops in restrooms, large closet space and much more!
- Paved Access
- River Frontage
- Green Pastures
- Massive Live Oak, Cypress and scattered Pecan
- Fencing and Cross Fencing
- Water Well
- Carport
- Numerous Equipment/Storage Sheds , Outbuilding
- Open Porch
- Views

COMMENTS: This property would make a great residence. Excellent location to local conveniences. With live water, green pastures, views and much more, you are sure to enjoy everything about this “MUST SEE” property!

PRICE: \$499,000.00

TERMS: Cash to Seller

BROKER: Brandon Bowns
830-966-6111

*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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