

**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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# Terra Medina Ranch

**PROPERTY:** Terra Medina Ranch offering level to gentle slopes, fertile soil, and great HOME sites.  
TRUE COUNTRY LIVING

**LOCATION:** Approximately 17 miles South of Utopia on the Western Medina County line.

**TERRAIN:** Gently sloping with excellent tree and native grass coverage.

**TREES:** Large beautiful Live Oaks are abundant in the area. Other trees native to the Texas Hill Country are also found on the ranch.

**GAME:** The area is ideal for wild game and livestock. Whitetail deer, turkey, and other native free roaming wildlife.

**DESCRIPTION:** A property large enough to run horses, raise cattle, private enough for a nice home with easy access to the San Antonio area.

Frontages along State Highway 1796 and/or Medina County Road 311

Partially Fenced

Abundant Wildlife

Native Trees

Electrical and Telephone Service Available

Restrictions designed to protect the investment

Home Owners Organization

**SIZE / PRICE:** LOT #48 – 13.49 Acres - \$50,000  
LOT #55 – 10.26 Acres - \$49,900  
LOT #57 – 10.23 Acres - \$45,000

**TERMS:** Cash or Third Party Financing

**BROKER:** Brandon Bownds  
Office: (830) 966-6111  
Mobile: (210) 288-4325

\*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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