

BOWNDS & ASSOCIATES, INC. REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

10.23+/- Acres

ACREAGE: 10.23+/- Acres

LOCATION: Located within the transition zone between the Hill Country and the Brush Country approximately 18.5 miles South of Utopia off of State Highway 1796.

TERRAIN: Level to gently rolling bottomland with fertile soil

VEGETATION: The hardwoods on the ranch consist mainly of large Live Oaks, Mesquite and other various species native to the Texas Hill Country area that are found to be a great source of vegetation most desirable for wildlife and livestock.

GAME: This ranch contains low-fencing on it's East and West boundary lines allowing for wild game to roam freely.

IMPROVEMENTS: Some fencing and gated entrance

DESCRIPTION: Accessed by County Road Frontage and entered through a new gated entry, this property offers plentiful native tree and grass coverage providing for privacy. There are defined trails throughout, allowing for easy mobility. Great building sites. An abundance of free roaming wildlife and native vegetation found to be most desirable. Agriculture Exemption Status. Electrical and Telephone service is available for your convenience. Restricted to protect your investment.

COMMENTS: Convenient location. Perfect for a weekend getaway and all your favorite outdoor activities. Bonus to Selling Agent.

PRICE: \$45,000

TERMS: Cash to Seller 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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www.bowndsrealtors.com