

BOWNS & ASSOCIATES INC. REALTORS ®

P.O. Box 617
UTOPIA, TX 78884

“Selling The Texas Hill Country for Three Generations”

Ranches - Recreational Properties - Commercial

1284 feet SABINAL RIVER frontage

PROPERTY: 69+/- acres beautiful Farm, Ranch, Recreational Property with approximately 1284 feet Sabinal River Frontage.

LOCATION: Approximately 4.0 miles north of Utopia in Bandera County, with frontage on Highway 187.

DESCRIPTION: Beautiful Cypress Lined Sabinal River, a combination of fertile soil, scattered large trees, and just enough thick brush for Wildlife. A custom 3/2 home built in 1999 adds to this attractive property.

Large Live Oak

Pecan Trees

Partially fenced with cross fencing

2,000 sq.ft. custom home

-Tile floors throughout

-Open floor plan

-Granite countertop island in kitchen

-Office custom built to transform into guest bedroom

Attached workshop and garage

Water well

PRICE: \$1,576,050.00

TERMS: Cash to seller

COMMENTS: This property has great potential as a recreation or small farm and ranch operation. Agricultural tax exemption status.

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’