

**Bounds & Associates, Inc. Realtors®**

*"Selling the Texas Hill Country for Three Generations"*

**P.O. Box 617 • Hwy. 187 N. • Utopia, TX 78884 • Ph: 830-966-6111**

*Ranches, Recreational Properties, Commercial*

## **70+/- ACRES ON THE SABINAL RIVER**

**PROPERTY:** Sabinal River approximately 70 acres, farm, ranch, or recreational property with 1,200 feet of river frontage.

**LOCATION:** Approximately 3.0 miles north of Utopia in Bandera County, Texas, with frontage on Highway 187.

**DESCRIPTION:** Nice three bedroom, two bath home, convenient shop with beautiful Cypress lined Sabinal River frontage, a combination of fertile soil, scattered large trees, and just enough thick brush for wildlife. Also features:

- \*Large Live Oak and Pecan trees
- \*Partially fenced with cross fencing
- \*2,000 sq. ft. custom home built in 1999
  - \*Tile floors throughout
  - \*Open floor plan
  - \*Granite countertop island in kitchen
  - \*Office custom built to transform into guest bedroom
- \*Attached workshop and garage
- \*Agricultural tax exemption

**COMMENTS:** This property has great potential as a recreational, or small farm and ranch operation, currently being used for livestock and hay production.

**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.

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