

**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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# Cabinwood Ranch

**PROPERTY:** 74.5+/- acres with frontage on both sides of Mill Creek.

**LOCATION:** Approximately 9 miles North of Utopia, Bandera County, Texas.

**DESCRIPTION:**

Nice 2/2 Log Cabin

Tile Flooring

2 Covered Porches

Approved Septic

Private and Quiet

Partial Fencing

Native Pasture Land

Large Oak, Cypress, and scattered Pecan

Nice Views

Spring Box provides Water Source

**COMMENTS:** This is a fantastic property. Great potential, home sites and more! Abundance of deer and turkey. WILL DIVIDE as 35+/- acres with cabin and creek frontage or 39+/- acres unimproved.

**PRICE:** \$725,000.00

**TERMS:** Cash to Seller

**AGENT:** John McFadin  
830-966-6112

*‘Let us show you.. The Texas Hill Country’*

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Phone: (830) 966-6111  
(800) 850-5969

Fax: (830) 966-6107

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