

**BOWNS & 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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# ***GREAT GET-AWAY***

**PROPERTY:** 10.20+/- acres with manufactured home.

**LOCATION:** 1 mile east of Utopia, Uvalde County, Texas.

**DESCRIPTION:** Manufactured 3/2 home approximately 1,539 square feet, in perfect condition, never been lived in. Some of the many other features include:

32X28 Concrete Slab for possible outbuilding  
Great Neighbors  
Nice Hardwoods  
Good Well  
Electric Service  
Telephone Service  
Approved Septic  
Restrictions

The home features:  
Central Heat and Air Conditioning  
Ceiling Fans  
Carpet and Vinyl Flooring  
Breakfast Area & Formal Dining Area  
Fireplace  
Refrigerator, Range, Dishwasher

**COMMENTS:** Nice home. Great for family or retirement couple.

**PRICE:** \$203,000

**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

[www.bowndsrealtors.com](http://www.bowndsrealtors.com)