

**BOWNS & ASSOCIATES INC. REALTORS ®**

P.O. Box 617  
UTOPIA, TX 78884

“Selling the Texas Hill Country for Three Generations”

Ranches - Recreational Properties - Commercial

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## **Clear Flowing SABINAL RIVER**

**PROPERTY:** 57+/- acres along the clear flowing Sabinal River. Approximately 727 feet river frontage. Strong Springs. Agriculture or recreational property.

**LOCATION:** Approximately 4 miles north of Utopia, Bandera County.

**DESCRIPTION:** This great recreational property currently with agriculture tax exemption status, offers great home sites, an abundance of beautiful cypress, native wildlife, and great views of the surrounding mountains. A portion of the property is in the 100 year flood zone. Highway 187 frontage. Strong Springs are located along the river bank.

- Spring box on the Sabinal River used for collecting spring water and 1800 gallon holding tank.
- Livestock working pens, old ranch well and house well.
- High fenced field area
- Beautiful Hardwood Trees, Cypress and Pecan
- Secluded and Private
- No Restrictions
- 3 bedroom 2-1/2 bath home, approximately 2050 sq. ft., tile floors, open porches and 600 sq.ft. attached garage.

**PRICE: \$1,296,750.00**

**TERMS:** Cash to seller

**AGENT :** John R. 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’*