

BOWNS & ASSOCIATES INC. REALTORS ®

P.O. Box 617
UTOPIA, TX 78884

“Selling the Texas Hill Country for Three Generations”

Ranches - Recreational Properties - Commercial

COTTAGE on 29 +/- Acres

PROPERTY: 29 +/- Beautiful acres overlooking the Sabinal Canyon with nice log cottage and great shop. A portion of the property (19 +/- acres) is fenced.

LOCATION: North of Utopia in the B and R Ranch, Bandera County.

DESCRIPTION: Beautiful hill side property with great access, offering fantastic views across the Sabinal Canyon. Typical of the Texas Hill Country this property has an abundance of desirable trees, plants and animals with potential for hunting. The 1100 +/- square foot home is located near the front of the property. Out-buildings include a 1200+/- sq. ft. shop with office and restroom. There is ample space for an additional home.

Fronts County Road
One bedroom and one bath home
Covered porch
Hot tub
Custom rock fireplace
Large open family room/kitchen/dining area.
Deer-proof yard fence
No restrictions

COMMENTS: This property has great potential as a recreational, hunting or retirement hide-away.

PRICE: \$365,000.00

TERMS: Cash

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’