

BOWNS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

Cypress Falls Lot #7

PROPERTY: 5+ acres located south of Utopia off Hwy 187 on the BEAUTIFUL SABINAL RIVER. This tract has 200+/- feet of frontage on the river and offers a great home site. Gated community. Restricted to protect the interest of the buyers.

DESCRIPTION: Great Swimming Area
Magnificent Large Cypress and Live Oak.
Abundance of wildlife
Ownership to center of the Sabinal River
Access to Telephone and Electrical Service
Golf course nearby

COMMENTS: HOA & Architectural Committee approval. No Hunting allowed.

PRICES: \$139,000.00

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.

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

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