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"Selling the Texas Hill Country for Three Generations"

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Ranches, Recreational Properties, Commercial

UTOPIA RIVER OAKS GOLF COURSE

PROPERTY: 80+/- Acres of green fairways and plush greens.

LOCATION: Approximately 1.9 miles south of Utopia, Uvalde County, Texas.

DESCRIPTION: This beautiful nine hole golf course is equipped with all of the necessities to make this a turn key opportunity. The course was designed with the future in mind with areas to develop other income potential, such as an R.V. Park.

Equipment to go with the sale include a clubhouse, golf carts, mowing equipment, and a maintenance shed. A well, lined reservoir, and piping serve as irrigation for the nine holes. The course also features a driving range located near the clubhouse.

TREES: Large Live Oaks, Walnut, Pecan, Elm, Hackberry, Cedar, and other trees native to the Texas Hill Country.

GAME: Whitetail deer, Axis, and other native game.

COMMENTS: This is a very special offering that has many possibilities. The location, improvements, and accessibility make this an excellent investment opportunity.

TERMS: Cash to Seller, Possible Owner Financing.

*Above information is believed reliable, but is not guaranteed by Realtor®. Property is subject to prior sale, correction, or withdrawal without notice.



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