

BOWNS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

Valley Haven Ranch

PROPERTY: 111+/- acres.

LOCATION: Approximately 6 miles northeast of Utopia, Bandera County, Texas.

DESCRIPTION: Seclusion...Serenity...Quality...What more could you want when searching for the perfect property? With so much to offer, it is hard to even begin to describe this ranch. Some of the many features include:

Extensive Paved County Road Frontage
Breathtaking Views
Privacy and Seclusion
Abundance of Native Trees & Wildlife
1 Water Well
3 Stock Tanks
Fenced and Cross Fenced
Barn with Working Pens
1,500 sq ft workshop with office
1,500 sq ft insulated garage with attached carport
Guest House with Screened Porch
Ag use Exemption
No Restrictions
Very Relaxing Atmosphere

4 bed - 2.5 bath Two Story Rock
Main Home with Screened In
Porch, Heated Swimming Pool
& Hot Tub, Rock Fire Pit, Large
Open Living and Dining Area,
Fireplace, Built-In Appliances
in Kitchen including sub-zero
refrigerator and freezer, pantry
with sink, Laundry Room,
lower - level tile flooring
throughout, Large Master Bed
and Bath with two closets,
two sinks, huge shower

COMMENTS: With a prime setting within the valley of the Hill Country, this ranch is excellent for hunting, ranching, or recreational use.

PRICE: \$899,000

TERMS: Cash to Seller, Third Party Financing

AGENT: Brandon Bowns
830-966-6111

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

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