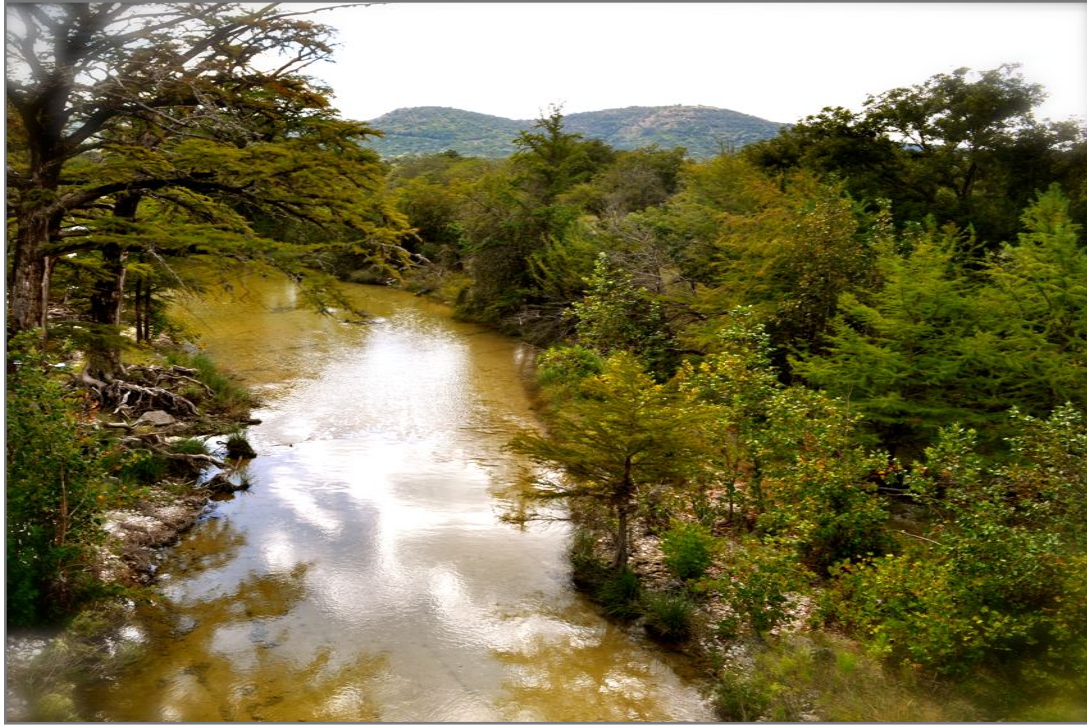


BOWNDS

& Associates, Inc. REALTORS®

Rippleside

2.75± ACRES UTOPIA • UVALDE COUNTY \$87,000



RELAX

*and enjoy your beautiful days
away from the rush of the city.*

*Offering the most popular recreational
activity to beat the heat on the
shady riverbanks of the Sabinal
River. Float, Lounge, Unwind!*

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

BOWNDS

& Associates, Inc. REALTORS®

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107

EMAIL INFO@BOWNDSREALTORS.COM

WWW.BOWNDSREALTORS.COM

ACREAGE : 2.75± acres fronting the Crystal Clear Sabinal River.

LOCATION : Approximately 8 miles south of Utopia on FM 187. Close to the Utopia Golf Course, a short scenic drive to Lost Maples State Natural Area and Garner State Park.

TERRAIN : Level to gently rolling with fertile soil, great for building.

VEGETATION : Variety of beautiful native hardwoods and grasses, flowering plants, shrubs and bushes.

DESCRIPTION :

- 300± Feet of Sabinal River Frontage
- Great Improvement Potential for Building an Elevated Home to overlook the River
- Shady Riverbanks, Prime Picnic Spot, Superb Live Water
- Solid Rock Bottom River
- Beautiful Towering Hardwoods
- Park-Like Setting
- Float on the Inner Tube, Swim, BBQ and enjoy the company of Family and Friends
- Appreciate Silence and the sounds of the Flowing River
- Privacy and Convenience
- Electric and Telephone Nearby

COMMENTS : Have you noticed when planning a vacation destination or travel for recreation, there is a strong tendency to head to the water? Why not own your own piece of paradise on the Sabinal River?! Don't fight the crowds! Savor those beautiful days away from the rush of the city life. Sit back and relax on the Grassy banks with the sight and sounds of the flowing river in the background.

Recreational Potential: Camp Out, Swim, Picnic, Tube, Sunbathe, Play Games, BBQ..The perfect Getaway!

PRICE : \$87,000

TERMS : Cash to Seller
Third Party Finance

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