

# 13.48 ACRE HOMESITE IN TERRA MEDINA RANCH

## \$62,500

STATE HIGHWAY 1796

NEAR UTOPIA, TEXAS 78884

LANDS OF TEXAS #1016098



### *True Country Living*

Terra Medina Ranch offering level to gentle slopes, fertile soil, and great home sites. Approximately 17 miles South of Utopia on the Western Medina County line.

#### *Description:*

A property large enough to run horses, raise cattle, private enough for a nice home with easy access to the San Antonio area. Extremely attractive homesite with Highway 1796 frontage and elevation uplift.

- Electrical and telephone service available
- Partially fenced
- Abundant wildlife
- Native trees
- Restrictions designed to protect the investment
- Home Owner's Organization \$48/year

#### *Terrain:*

Gently sloping with excellent tree and native grass coverage.

#### *Trees:*

Large beautiful live oaks are abundant in the area. Other trees native to the Texas Hill Country are also found on the ranch.

#### *Wildlife:*

The area is ideal for game and livestock. Whitetail deer, turkey, and other native free roaming wildlife.

Additional 10.91 acre lot available for purchase \$49,900. Lands of Texas #1016042.

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[www.fosterfarmandranch.com](http://www.fosterfarmandranch.com)

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