

BOWNS & ASSOCIATES INC. REALTORS ®

P.O. Box 617
UTOPIA, TX 78884

Ranches - Recreational Properties - Commercial—Residential

“Selling The Texas Hill Country For Three Generations”

BRUSH MEADOWS

PROPERTY: 100 +/- acres located south of the most southern part of the Edwards Plateau. This ranch features large oak with a combination of desirable brush species found in the transition zone separating the Hill Country and south Texas Brush Lands. Great Hunting Property.

PROPERTY MAY BE DIVIDED INTO 50 ACRE PARCELS AT THE PRICE LISTED BELOW.

LOCATION: Approximately twelve miles south of Utopia, Uvalde County, Texas. Fronting Highway 1796.

TERRAIN: Rolling to gently sloping with good drainage.

VEGETATION: Plants native to the transition area include: live oak, mesquite, white brush, guajillo, persimmon, huisache, scattered cedar and other plants found to be most desirable for wildlife and livestock.

GAME: The game include: whitetail deer, turkey, javalina, wild boar, and occasion exotic species.

IMPROVEMENTS: Partial Fencing

DESCRIPTION:

- State Highway Frontage	- Large Live Oaks
- Excellent Hunting Property	- Secluded and Private
- Great Views of the Hills	- GREAT HOME SITES
- Within the Utopia School District	
- Agriculture Use Tax Status (Taxes in 2010 were less than \$200 Total)	

COMMENTS: A great recreational, hunting, or production ranch located within an hour travel time of San Antonio offering privacy and seclusion. WILL DIVIDE into 50acre tracts.

PRICE: \$3,500 per acre

TERMS: Cash to seller

AGENT: John McFadin
Office (830)966-6112
Mobile (830)426-1377

*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'