

# BOWNS

& Associates, Inc. REALTORS®

## Timberwood

10.92± ACRES UTOPIA • MEDINA COUNTY \$59,900



*Private* Unimproved, Usable  
Land. Ideal Building Site.

**BEAUTIFUL** Hardwoods.

*Large enough to roam, Private  
enough for a home!*

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

# BOWNS

& Associates, Inc. REALTORS®

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

**(830)966-6111**

Fax (830)966-6107

EMAIL [INFO@BOWNSREALTORS.COM](mailto:INFO@BOWNSREALTORS.COM)

**WWW.BOWNSREALTORS.COM**

**ACREAGE :** 10.92± acres with a beautiful hardwoods and potential building sites.

**LOCATION :** Transition zone between Hill Country and Brush Land. Southeast of Utopia.

**TERRAIN :** The topography is relatively flat throughout along with a few rock outcrops spread around. The lay of the land is very practical, small but spacious. Easy building for a comfortable home for recreational or full time living use.

**VEGETATION :** Tall native grasses mixed with spacious Oak mottes. Well preserved hardwoods some including but not limited to: Live Oak and Mesquite. Prolific plant community.

**WILDLIFE :** Prime Habitat for free roaming wild game.

**DESCRIPTION :**

- 🏡 Great Potential. All usable, unimproved land.
- 🏡 County Road Frontage
- 🏡 Beautiful Mature Hardwoods
- 🏡 Distant views
- 🏡 Great Building Site
- 🏡 Plenty of Privacy

**COMMENTS :** Large enough to Roam, Private enough for a Home! Additional acreage available.

**PRICE :** \$59,900

**TERMS :** Cash to Seller, Third Party Finance

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