

For Sale on Market

\$995,000

Call 7133771022 Today!

950 RIVER ROAD, UTOPIA, TX 78884

2 BEDS, 2 FULL BATH(S)

New Listing - Fabulous Sabinal River frontage with constant flow throughout the recent droughts. Low taxes through wildlife exemption. 20+- acres Sabinal River Home Bandera County - Utopia Located just three miles north of Utopia along the banks of the Cypress lined Sabinal River, this unrestricted property is the perfect weekend retreat or investment property. This rare find features 400+-feet of live water on the Sabinal River, beautiful custom home, equipment shed/shop, water system, large neighbors, end of road privacy, electric gate access and private drive. The owners have maintained the property under a Wildlife exemption that may be transferred to a new owner. The majority of the property has been left in a native state other than some very selective clearing for a 4 wheeler trail and a few hunting areas. The property is covered with heavy Cedar, huge Live Oaks, Red Oaks, Sumac and Persimmon. This area of the Hill Country is loaded with Axis, Whitetail, Turke

GENERAL DESCRIPTION

Subdivision: B + R RANCH
Property Type: Single-Family
Bedrooms: 2
Baths: 2 Full
Stories: 2
Garage: 1
Style: Other Style,Ranch
Year Built: 2003
Building Sqft: 1,400 / Appraisal District
Lotsize: 20
MLS# / Area: SA1854064



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

Listing Broker
BHHS Hill Country Properties

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Visit <https://www.har.com/SA1854064> for more information