

For Sale on Market

# \$995,000

Call 7133771022 Today!

## SINGLE-FAMILY, 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

950 River Road, Utopia, TX 78884

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