

# Suttle and Company Real Estate

## Prop #21

Lot 31, Blk B, B & R Subdv, 40 ac, Bandera Co  
Utopia, Tx 78884



*"Your Real Estate  
Professionals"*



### Attributes

- Great Location
- Well
- County Rd
- Near Utopia



## Suttle and Company Real Estate

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### Prop#21

This is a heavily wooded 40 ac tract of land located approximately 4 miles from Utopia. It is improved with a 4B/2Ba Palm Harbor DW with over 1600sqft of living space that includes a 686 sqft covered porch as well as a screened porch off the side, a detached barn/workshop, and a detached guest cabin. The land is gently rolling and can be driven all over in 2-wheel driver. Low perimeter fencing, abundant wildlife, beautiful setting in convenient location of B & R Subdivision. Huge live oaks and other native trees give plenty of shade and cover for wildlife. List Price: \$650,000





