

# Suttle and Company Real Estate

**Prop #29**  
**10.8 Ac TBS Uvalde County, Tx**  
**Utopia, TX 78884**



*"Your Real Estate Professionals"*



## Attributes

- Great Location
- Well
- Nice oaks
- Mountain Views
- Gated yard
- Unrestricted



## Suttle and Company Real Estate

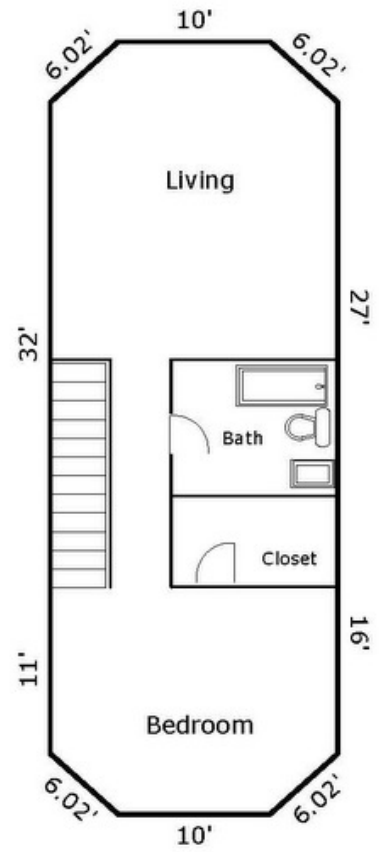
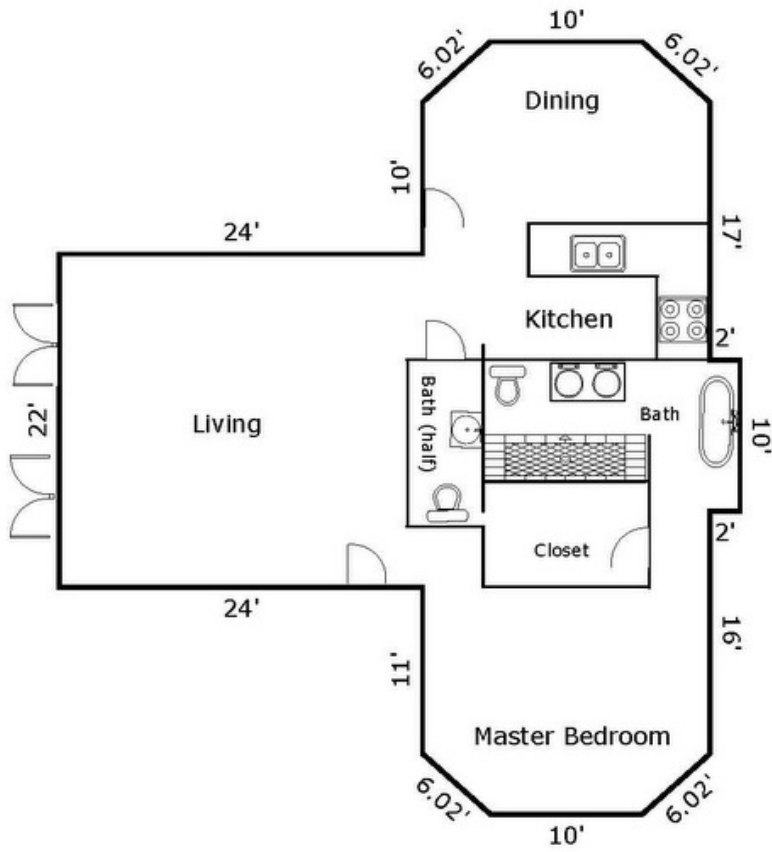
1260 Hwy 83 South  
P.O. Box 606  
Leakey, Tx. 78873

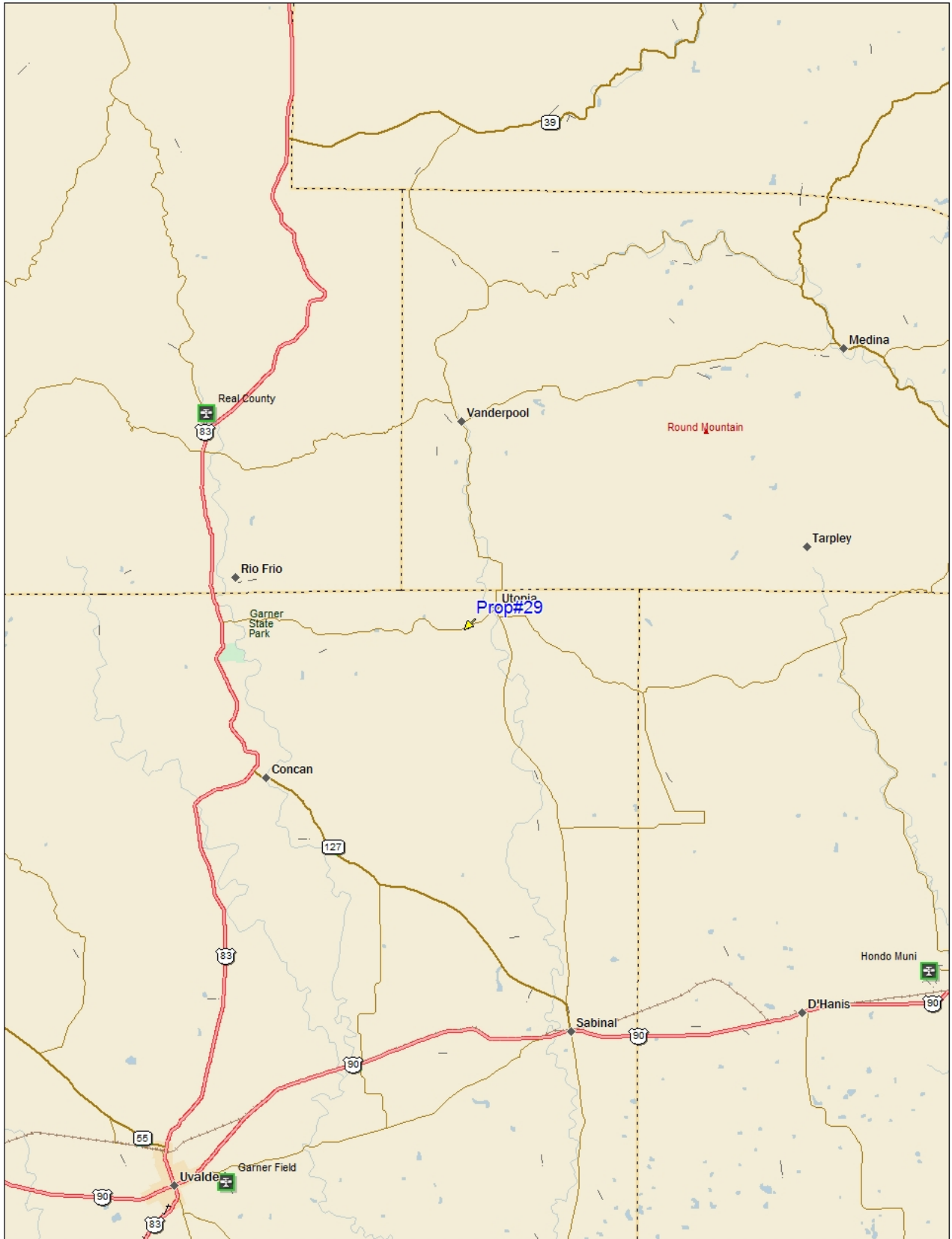
Phone: 830/232-5242  
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[www.SuttleandCompany.com](http://www.SuttleandCompany.com)

10.8 + acres conveniently located off FM 1050 near Utopia. This turn key hill country property offers a 2300 + sq. ft. 2 Bedroom, 2.5 Bath home that features an excellent water well, open living areas, vaulted ceilings, spacious bath with walk in shower, game room, large wraparound porches, and an outdoor firepit perfect for entertaining. This property has been meticulously maintained from the landscaped yard complete with sprinkler and irrigation systems to the well-built fencing and entry gates. Other features include livestock pens, water troughs, an equipment shed, pole barn, and an RV Hookup. Deep fertile soils, Large Oak trees, and incredible views of the surrounding hills make this a truly one of a kind property!

List Price: \$485,000





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