



**BOWND'S**<sup>TM</sup>  
REAL ESTATE BROKERAGE

REALTORS<sup>®</sup>

*'Let us show you... Texas'*

*Turkey Run*

9.88± Acres Tarpley • Bandera County \$54,900

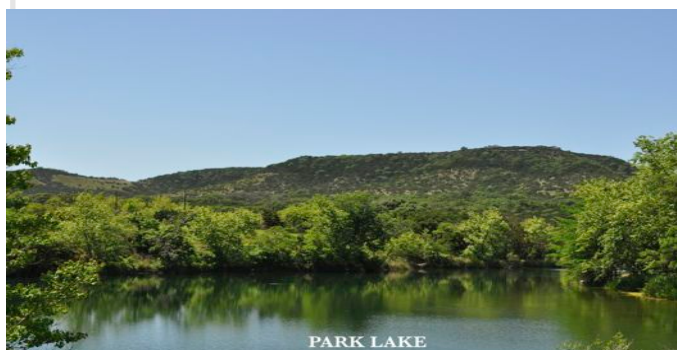
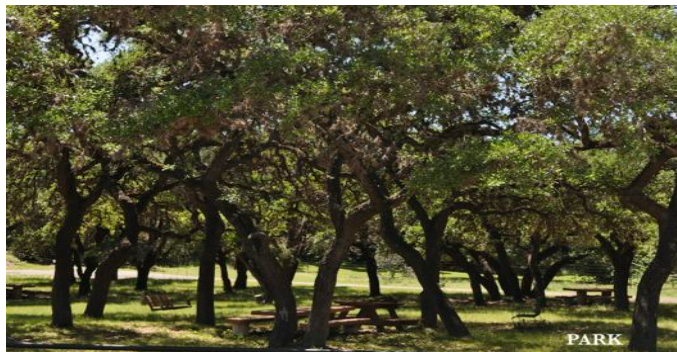


EXCELLENT FOR  
RECREATION OR  
FULL TIME LIVING

SHADE TREES

GREAT BUILDING  
SITE

PARK AND PARK  
LAKE AVAILABLE  
TO LAND OWNERS



**BRANDON BOWND'S**  
**BROKER**

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

**(830)966-6111**

Fax (830)966-6107  
EMAIL

[INFO@BOWND'SREALTORS.COM](mailto:INFO@BOWND'SREALTORS.COM)

**WWW.BOWND'SREALTORS.COM**

Information is believed reliable, but is not guaranteed by Realtor<sup>®</sup>. Property is subject to prior sale, correction or withdrawal without notice.



**ACREAGE**

9.88± heavily wooded acres with a great potential building site.

**LOCATION**

Between Utopia and Tarpley • Bandera County

**ACCESS**

Paved Access off Live Oak Trail or Rio Hondo Loop N

**WATER**

Park and Lake are available for anyone owning the property. Includes picnicking area, recreational use such as canoeing, kayaking, and fishing. There is a voluntary HOA and dues are \$20 per person per year, for those who want to join and have access to the Property Owners Park.

**TOPOGRAPHY**

The topography is relatively flat throughout with subtle rises and dips along with a few rock outcrops spread around. The lay of the land is very practical, spacious. Easy building for a comfortable home for recreational or full time living use.

**VEGETATION**

Covered with Tall Cedar and Live Oak creating desired privacy.

**WILDLIFE**

Prime Habitat for free roaming wild game. Established Game Trails. Including Whitetail and Turkey.

**SURROUNDINGS**

Surrounded by similar sized tracts with a larger property neighboring West.

**HIGHLIGHTS**

Paved County Road Access

Hardwood Bottomland

Great Building Site

Nearby Views

Spectacular Views coming to and from the property

Volunteer Fire Department

Heliport for Emergencies

Privacy

WWW.BOWNDSREALTORS.COM



BRANDON BOWNDS

**BROKER**

1223 Main Street

P.O. Box 617

Utopia, Texas 78884

**(830)966-6111**

Fax (830)966-6107

EMAIL

[INFO@BOWNDSREALTORS.COM](mailto:INFO@BOWNDSREALTORS.COM)

## DESCRIPTION

Perfect place to kick back and relax. Ideal location to build a full-time, retirement or simple recreational getaway with shade trees all around. Think... Patios and Beautiful Sunsets, Fireplaces, Cold Drinks and BBQ's with family and friends.

Plenty to do. Gourmet dining at Mac & Ernie's in nearby Tarpley. Play a game of leisure golf at the Utopia Golf Course, home of the movie '7 Days in Utopia'. Scenic drive to Lost Maples State Natural Area in Vanderpool for a good hike or picnic. Picturesque scenery driving through the hills to Garner State Park. Create new traditions.

## PRICE

\$54,900

## TERMS

Cash to Seller, Third Party Finance

## CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325

WWW.BOWNDSREALTORS.COM



BRANDON BOWNDS

**BROKER**

1223 Main Street

P.O. Box 617

Utopia, Texas 78884

**(830)966-6111**

Fax (830)966-6107

EMAIL

[INFO@BOWNDSREALTORS.COM](mailto:INFO@BOWNDSREALTORS.COM)