



BOWND'STM
REAL ESTATE BROKERAGE

REALTORS[®]

'Let us show you... Texas'

West Sabinal River Retreat

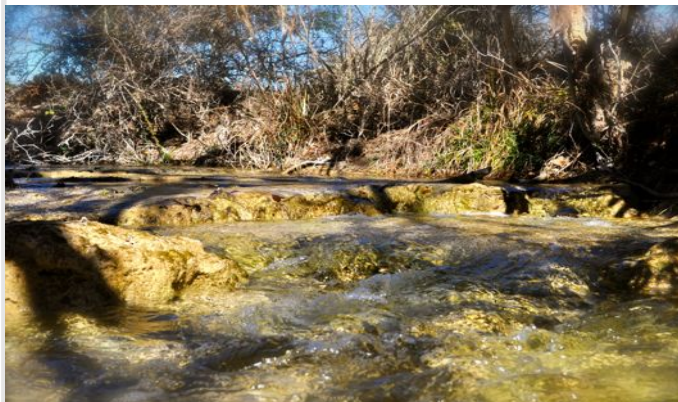
23.15± Acres Utopia • Bandera County \$259,000



EXTENSIVE WEST
SABINAL RIVER
FRONTAGE



LEVEL PASTORAL
FIELD WITH FERTILE
SOIL



GREAT VIEWS

EXCELLENT
BUILDING SITE



BRANDON BOWND'S
BROKER

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Information is believed reliable, but is not guaranteed by Realtor[®]. Property is subject to prior sale, correction or withdrawal without notice.

ACREAGE

23.15± Acres with extensive frontage along the West Sabinal River, Towering Cypress and Live Oak, Pastoral Field and a Great Building Site.

LOCATION

Utopia, Texas • Bandera County

ACCESS

Gated Entrance off West Sabinal Road

WATER

Extensive West Sabinal River Frontage

TOPOGRAPHY

Pastoral field with fertile soil and well established native grasses along with a great combination of flat and rolling topography. Level terrain providing for potential building sites for one's full time, retirement or recreational home.

VEGETATION

Covered with a variety of beautiful hardwoods casting most welcome shade and providing for privacy. Native Grasses and prolific plant community, including but not limited to: Large Beautiful Live Oak, Tall Towering Cypress and a variety of trees and flowering plants native to the Hill Country River Region.

WILDLIFE

Wildlife is terrific flowing through the property with lots of diverse habitat. Established Game Trails. Prime area for free roaming wild game.

SURROUNDINGS

West Sabinal River Retreat is perfectly set amidst larger neighboring ranches. Relaxing Ambience.

IMPROVEMENTS

Fencing

Gated Entrance

HIGHLIGHTS

Extensive West Sabinal River Frontage

Paved County Road Frontage

Grassy Riverbanks. Prime Picnic and Hang Out

Level Pastoral Field with Fertile Soil. Potential for Hay Production, Grazing for Goats, Horses or Cattle



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Ideal for Building a Full-Time, Retirement or Recreational Home

Shade Casting Large Live Oak, Towering Cypress

Established Game Trails

Beautiful Hill Country Views

EXEMPTIONS

Ag Exemption. Taxes for 2015 were only \$37.78!

DESCRIPTION

Enjoy the sounds of rushing water, laughter of family and friends, peace and quiet. Relaxing atmosphere. Settle into vacation mode or full time living.

Set up the Telescope, break out the binoculars and gaze at the stars and planets with clarity.

Beautiful sunsets. Listen to the sounds of nature. Watch the wildlife roaming nearby.

Convenient location just a few short minutes to Lost Maples State Natural Area, offering some of the most popular, scenery-packed hiking trails and vibrant colors during Fall Foliage, not far over the hills to Mac and Ernie's Roadside Eatery, a great dining experience serving up gourmet meals, and a beautiful paved scenic drive through some of the most rugged parts of the Texas Hill Country over to Garner State Park, sure to bring back fun traditions and beautiful scenery. Play a game of leisure golf at the Utopia Golf Course or make dinner reservations for fine French dining at the Laurel Tree just south of Utopia.

PRICE

\$259,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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