



BOWND'S™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

Cedrak

3.65± Acres Tarpley • Bandera County \$40,000



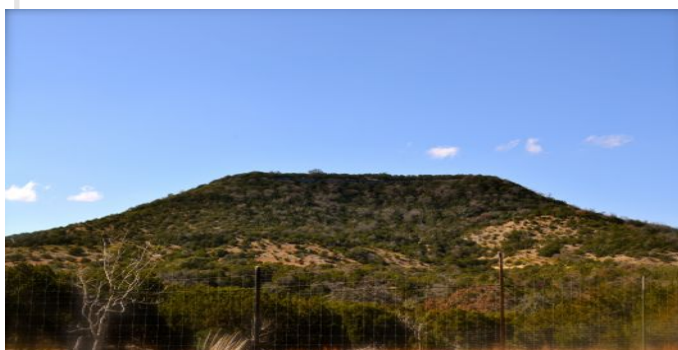
GREAT BUILDING
SITE

UTILITIES

PRIVACY

VIEWS

PARK LAKE FOR
PROPERTY OWNERS



BRANDON BOWND'S
BROKER

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Utopia, Texas 78884

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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

3.65± Acres with Well, Septic and Electric. Heavily wooded with a great potential building site.

LOCATION

Between Utopia and Tarpley • Bandera County

ACCESS

Paved Access off Live Oak Trail

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, small but spacious. Easy building for a comfortable home for recreational or full time living use.

VEGETATION

Covered with Tall Cedar, Live Oak, Mountain Laurel creating desired privacy.

WILDLIFE

Prime Habitat for free roaming wild game.

SURROUNDINGS

Same size properties to the North and South, with additional acreage available to the South. Slightly larger property to the East and Larger property to the West.

IMPROVEMENTS

Well

Septic

Electric

HIGHLIGHTS

Paved County Road Access

Plentiful Hardwoods

Great Building Site

Well, Septic, Electric

Nearby Views

Private



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DESCRIPTION

Ideal location to build a full-time, retirement or simple recreational getaway with Trees all around. Enjoy BBQ and cold drinks with family and friends. Create memories and cherish the laughter.

Plenty to do. Within a few minutes to gourmet dining at Mac & Ernie's in nearby Tarpley, a picturesque drive not far to Lost Maples State Natural Area for a good hike or picnic, impressively beautiful drive through the hills to Garner State Park bringing back timeless memories and new traditions. Appreciate fine dining at the Laurel Tree, casual dining at the Lost Maples Cafe or play a game of leisure Golf at the Utopia Golf Course, home of the movie '7 Days in Utopia'.

PRICE

\$40,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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