



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

IRONSTONE RANCH

83.31± ACRES • LEAKEY, TX • REAL CO.

\$589,000



HUNTING OR
RECREATION RANCH

COUNTY ROAD
FRONTAGE

PASTURELAND WITH
THRIVING NATIVE
GRASSES

RUGGED LIMESTONE
TERRAIN

POTENTIAL HOME
BUILDING AND LARGE
LAKE SITES



**BRANDON BOWNDS
BROKER**

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

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com

ACREAGE

83.31± Acres • Hunting and Recreational Land

LOCATION

Leakey, Texas • Real County

ACCESS

Property fronts All-Weather Cedar Creek Road approximately 5 miles North of Leakey off Paved FM 336

WATER

Water Well

Stock Tank

Wet-Weather Draw

Potential Large Lake Site

TOPOGRAPHY

Great Combination of Gently Undulating Pastureland with a mix of Rugged Limestone Terrain. Elevated Vantage Point - 1,880± Ft.

VEGETATION

Thriving Native Grasses dip and roll through Ranch Country. Healthy Hardwoods include : Live Oak, Spanish Oak, Blue Oak, Mountain Laurel, Persimmon and Agarita. Spread of various Wildflowers and Plant Life.

WILDLIFE

Free Roaming Wildlife Native to the Area

IMPROVEMENTS & HIGHLIGHTS

Excellent Pastureland for rearing Livestock

Gated Entrance



BRANDON BOWNDS
BROKER

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

(830)966-6111

EMAIL
info@boundsrealtors.com

WEB
www.boundsrealtors.com

Established Roads and Trails

Power

Water Well

Wet-Weather Draw

Fencing

Great Views

Potential Large Lake Site

COMMENTS

Excellent Ranch for Grazing Cattle or Horses, Hunting or Vacationing, Hiking, Birding, or Horseback Riding

Build a Vacation Home overlooking a Potential Large Lake Site and the Surrounding Hill Country Views

Nearby Amenities include but are not limited to: Floating on the Frio River, Hiking and Exploring Garner State Park, Shopping at River Outfitter shops, Dining on the Frio, Scenic Drive and Motorcycle Route on FM 337

PRICE

\$589,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325



**BRANDON BOWNDS
BROKER**

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

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com