



**BOWNDS™**  
REAL ESTATE BROKERAGE

REALTORS®

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

## RED OAK RANCH

37.11± ACRES • UTOPIA, TX • BANDERA CO.

**\$224,900**



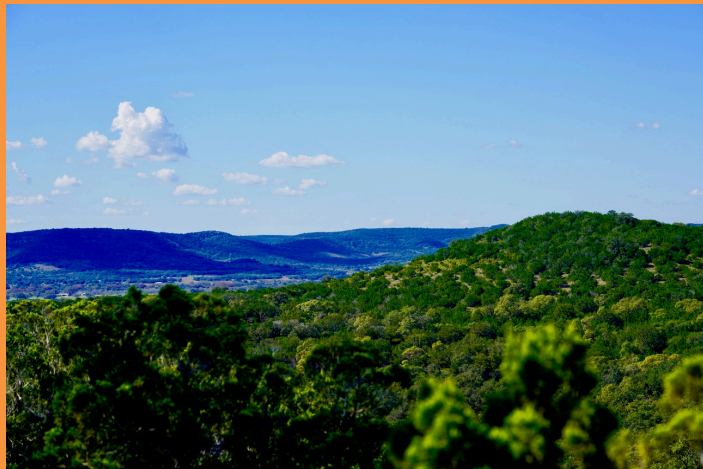
WONDERFUL  
PANORAMA OF THE  
SABINAL CANYON

IDEAL ELEVATED  
BUILDING SITES

WILD AND WOODED

VIBRANT COLOR  
CHANGING TREE  
SPECIES

ABUNDANT FREE  
ROAMING WILDLIFE



**BRANDON BOWNDS  
BROKER**

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

**(830)966-6111**

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**ACREAGE**

37.11± Acres boasting Hill Country Views and Elevated Building Sites

**LOCATION**

Utopia, Texas • Bandera County

**ACCESS**

County Road Frontage

**WATER**

Wet-Weather Draw

**TOPOGRAPHY**

Spectacular Overlooks. Rugged Relatively Pristine Hill Country Terrain. Peak nearing 2,040± Ft. in Elevation. Topography displays a range of dramatic hills, canyons and incredible views in all directions.

**VEGETATION**

Color Changing and Evergreen Trees provide a Dramatic Landscape Statement.

Beautiful Spanish Oaks with Spreading Branches showcasing a vivid array of vibrant shades of Reds and Oranges throughout Fall and Winter Foliage.

Mature Texas Madrone displays a lovely dark shade of green most of the year, exfoliating it's outer bark and revealing a beautifully polished Reddish-Brown Inner Bark.

Thick Forest Carpeted Uplands. Live Oak, Spanish Oak, Madrone, Mountain Laurel, Ashe Juniper. Acorn producing Trees popular with Wildlife.

**WILDLIFE**

Abundant Free Roaming Wildlife including Whitetail, Turkey , Hog, Armadillo, Opossum, Porcupine, Squirrel and a vast variety of Birdlife.



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## **IMPROVEMENTS & HIGHLIGHTS**

Ideal Elevated Building Potential for a Hillside Homesite Embracing  
Vibrant Landscape and Panoramic Views

Ranging Contour Lines

Wet-Weather Draw

County Road Frontage

Wild and Wooded : Forested with Hardwoods and Blanketed with  
Native Grasses

Power

Fencing

Storage Shed

## **PRICE**

\$224,900

## **TERMS**

Cash to Seller • Third Party Finance

## **CONTACT**

Brandon Bownds, Broker

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