

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



New Listing
**THE
SPLASH**

10.04± ACRES

**FM 187 & CORNELIUS RD.
UTOPIA, TEXAS
BANDERA COUNTY**

'Let us show you... Texas'



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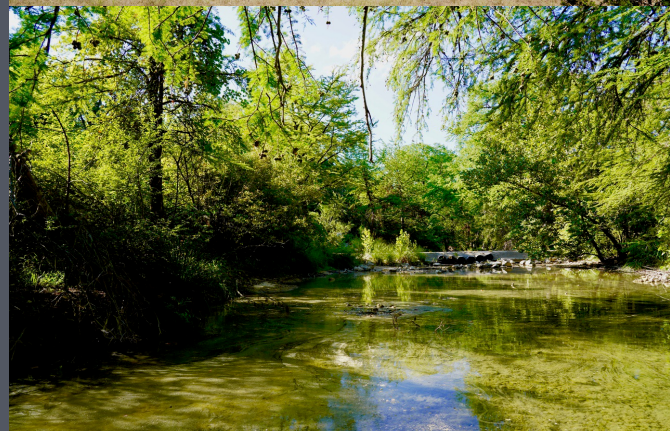
PRICE

\$346,380

- RARE OPPORTUNITY!
- Convenient Location just a few short miles North of Utopia
- Cypress-Lined Sabinal River Frontage
- Excellent Setting
- Mountain Views
- County Road Frontage
- Ideal Building Sites
- Useable Land with Great Potential
- Grassy Open Flats and Gently Rolling Tree Covered Bottomland, Gradual Elevations near the River
- Electricity Available



Brandon Bownds, Broker
(830)966-6111
info@bowndsranches.com



Water Features

- 565± Ft. Sabinal River Frontage

Highlights

- The Sabinal is an Impressive Sought-After River
- Excellent Land for Building a Vacation Cabin, Retirement or Full-Time Living Home
- Strong Flowing, Crystal Clear Wading Pools and Deeper Waters for making an enjoyable Splash!
- Relaxing Shady Riverbanks

Vegetation

- Live Oak
- Cypress
- Sycamore
- Mesquite
- Juniper
- Agarita
- Persimmon
- Aquatic Plants

Wildlife

- Whitetail
- Axis
- Turkey
- Hog
- Songbirds
- Woodland Birds
- Wild Natives
- Bass, Perch