

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDS[™]
RANCHES

New Listing
**THE
JUMP**

10.03± ACRES

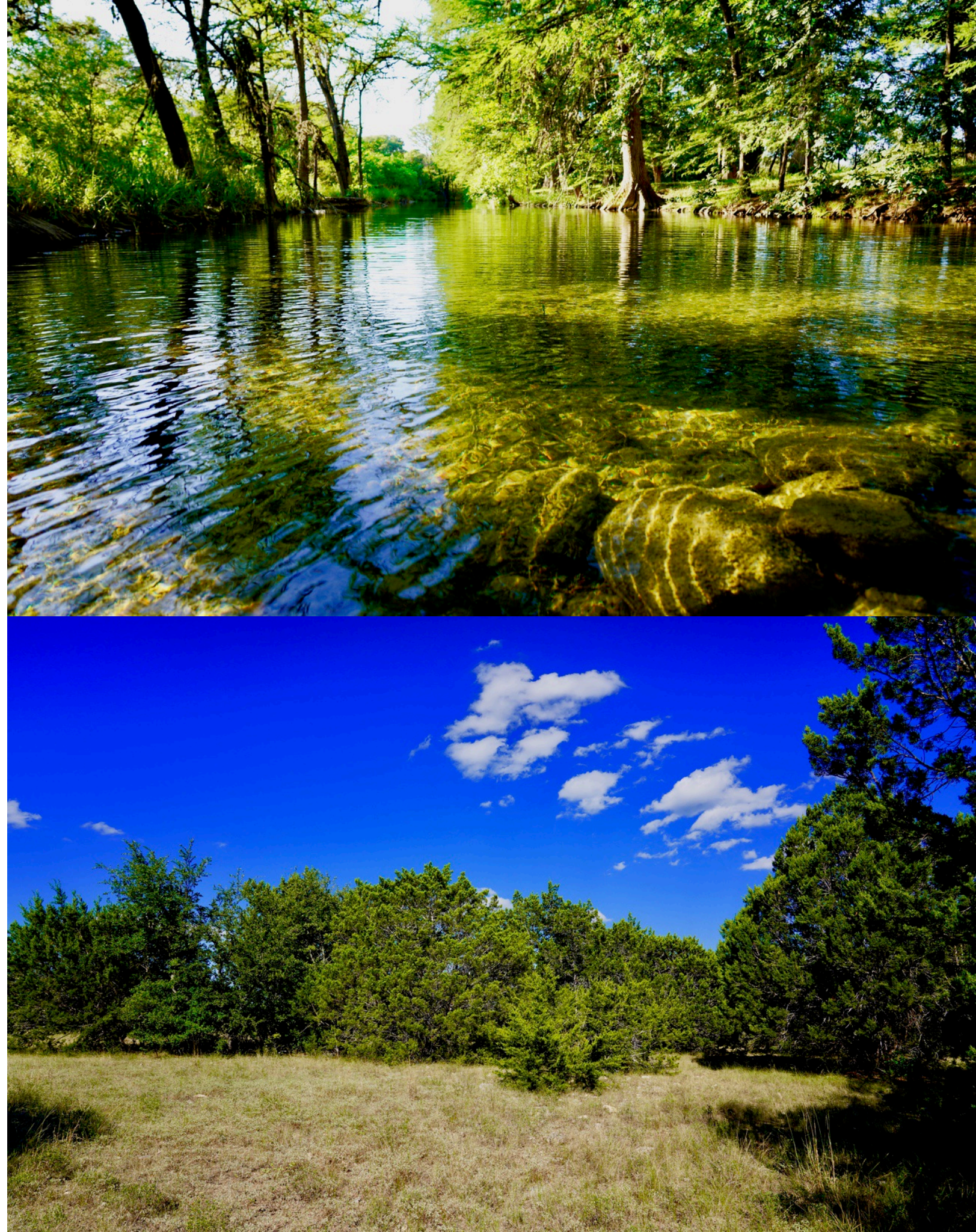
**UTOPIA, TEXAS
BANDERA COUNTY**

'Let us show you... Texas'



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Property is subject to prior sale, correction or withdrawal without notice.



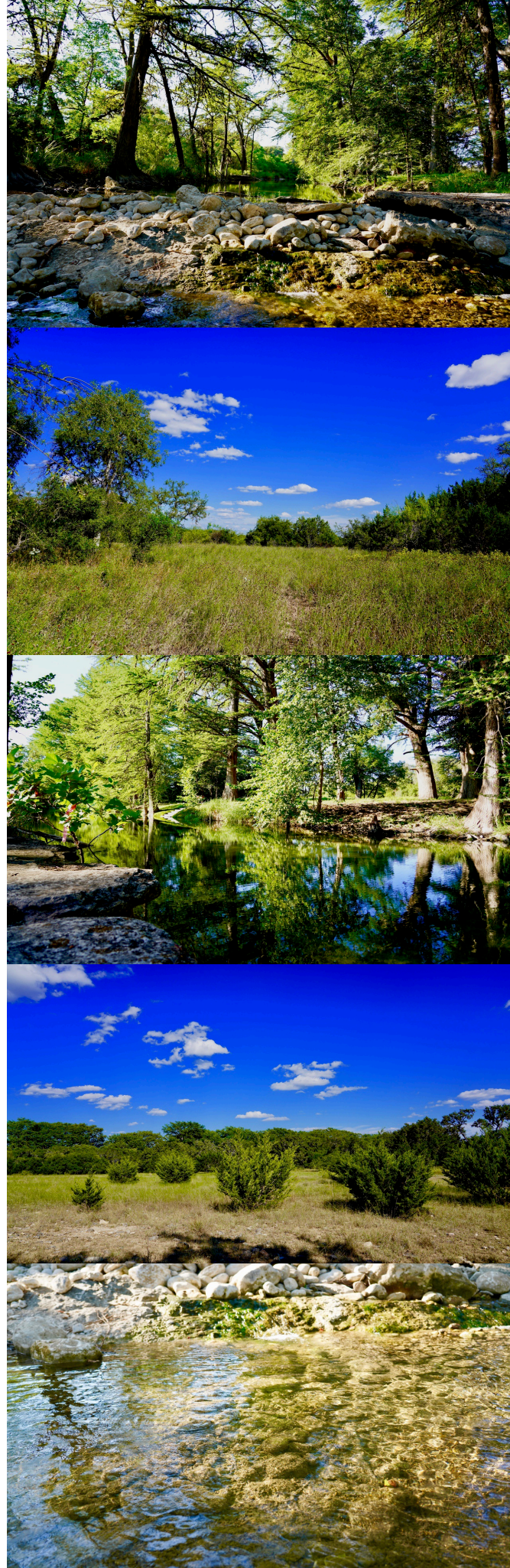
PRICE

\$346,035

- Keep Calm and Swim On!
- Rare Riverfront Property with Convenient Location just North of Utopia
- Limestone Ledge bordering the River's Edge just waiting for you to JUMP IN!
- Excellent Setting ; Beautiful Scenery
- Premium Native Grassy Tree-Studded Land with Subtle Contours and Limestone Shores
- Canopy of Cypress trees cast a perfect blanket of shade over the Riverbanks
- Ideal Building Sites
- Useable Land ; Great Soils
- Ideal Weekend River Property Potential
- Electricity Available
- Outdoor Living at its Best!



Brandon Bownds, Broker
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Water Features

- Impressive Cypress & Sycamore Lined Sabinal River Frontage
- Wet-Weather Tributary

Highlights

- Listen to the songs of the birds welcoming on the new day
- Quality Land for Building a Full-Time Residence or Vacation Cabin
- Drop a Line in the Deeper Freshwaters for enjoyable recreational Fishing
- Swim, Snorkel or Leisure Float

Vegetation

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

Wildlife

- Whitetail
- Axis
- Turkey
- Hog
- Dove and other Woodland Birds
- Wild Natives
- Bass, Perch