

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDS
RANCHES

New Listing
THE
CANNONBALL

10.01± ACRES

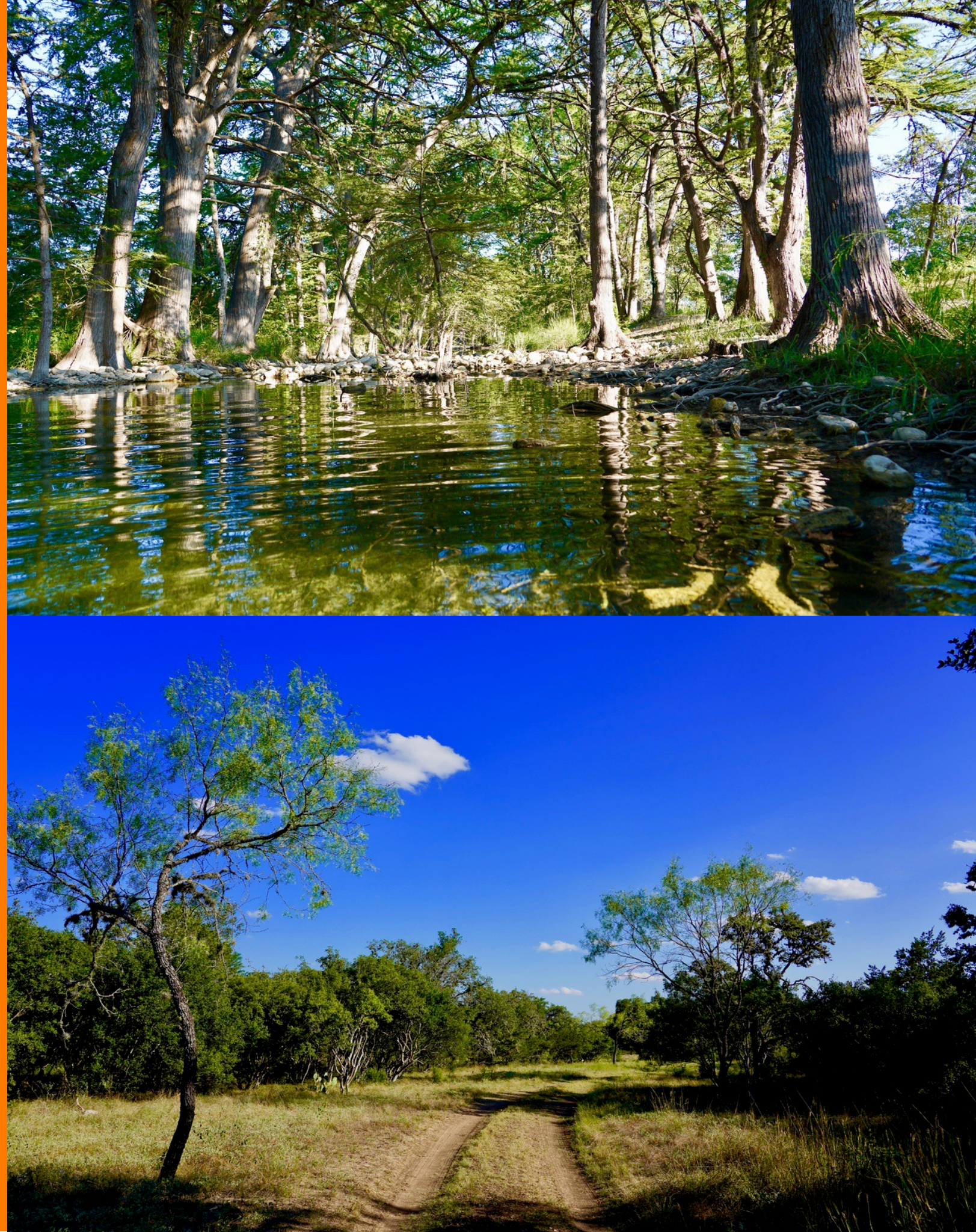
UTOPIA, TEXAS
BANDERA COUNTY

'Let us show you... Texas'



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



PRICE

\$345,345

- Rare Riverfront Property
- Park-Like Setting and Prime Picnic Spots under the Towering Cypress Shade
- Beautiful Acreage
- Excellent Native Grassy Tree-Studded Bottomland with Subtle Contours and Limestone River Shores
- Quality Land supporting a healthy wildlife population
- Useable Land
- Great Soils
- Build the Perfect Full-Time, Retirement or Recreational Home
- Electricity Available

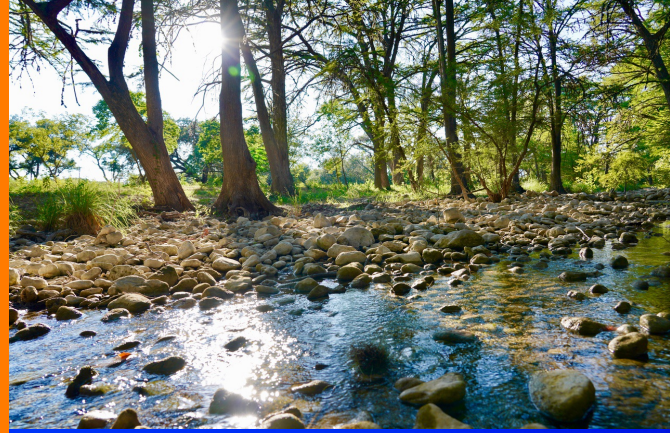


BOWNDS
RANCHES™

Brandon Bownds, Broker

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Water Features

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

Highlights

- A perfect place for the Adventurers, Relaxers, Kids and Grand-Kids, Family and Friends
- Join in Competitive Outdoor Games including Horseshoes, Washers, Corn Hole, Ladderball, Spikeball and More...
- Grab the Swimsuits and Lawn Chairs. Start out with a good Old Fashioned CANNONBALL or relax in an inner tube

Vegetation

- Cypress • Sycamore
- Mesquite • Live Oak
- Ashe Juniper • Cacti
- Persimmon • Aquatic Plants

Wildlife

- Whitetail • Axis
- Turkey • Hog
- Common Native Wildlife, Birdlife, Aquatic Life and Amphibians