

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



New Listing
**THE
FLOAT**

10.74± ACRES

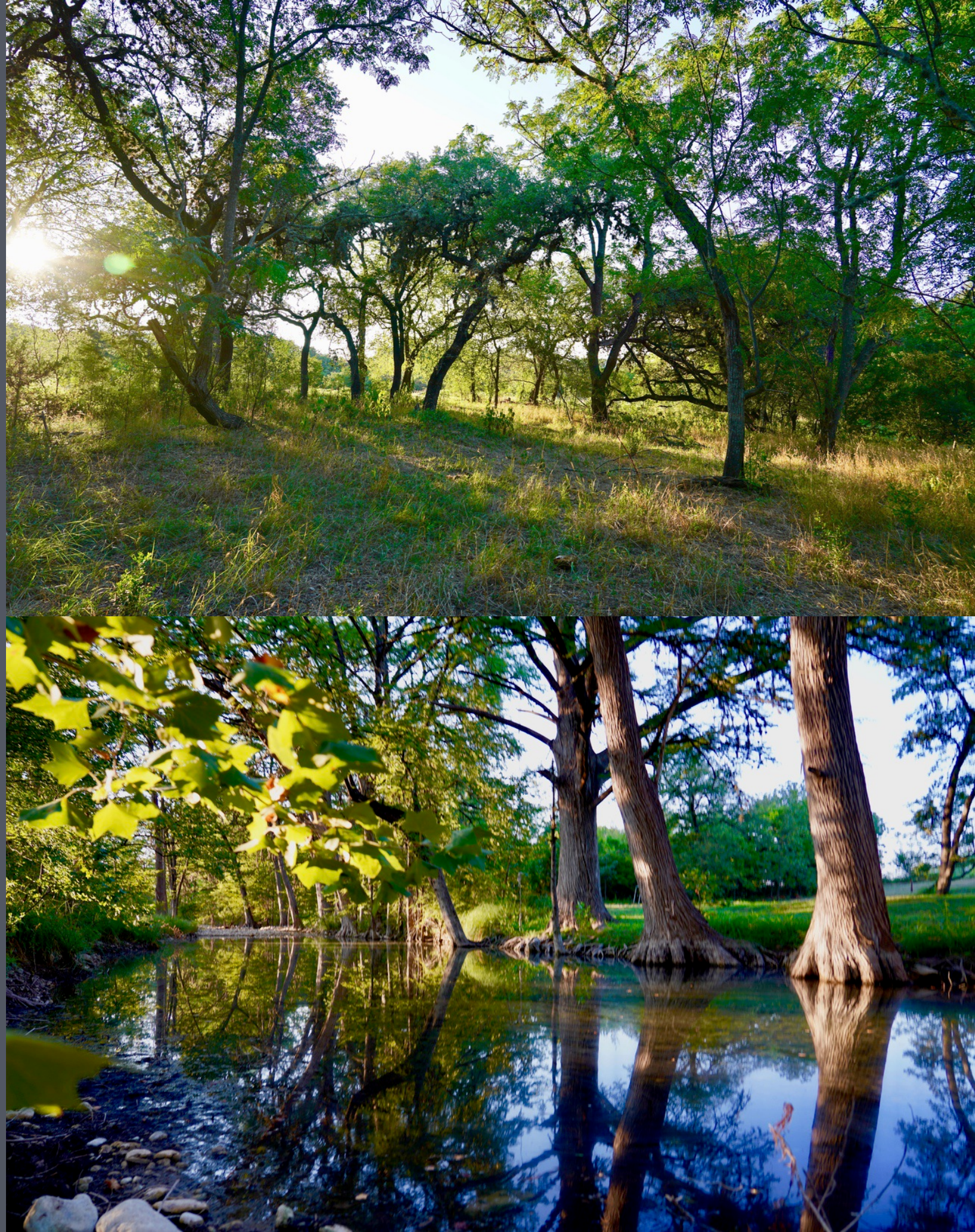
**UTOPIA, TEXAS
BANDERA COUNTY**

'Let us show you... Texas'



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



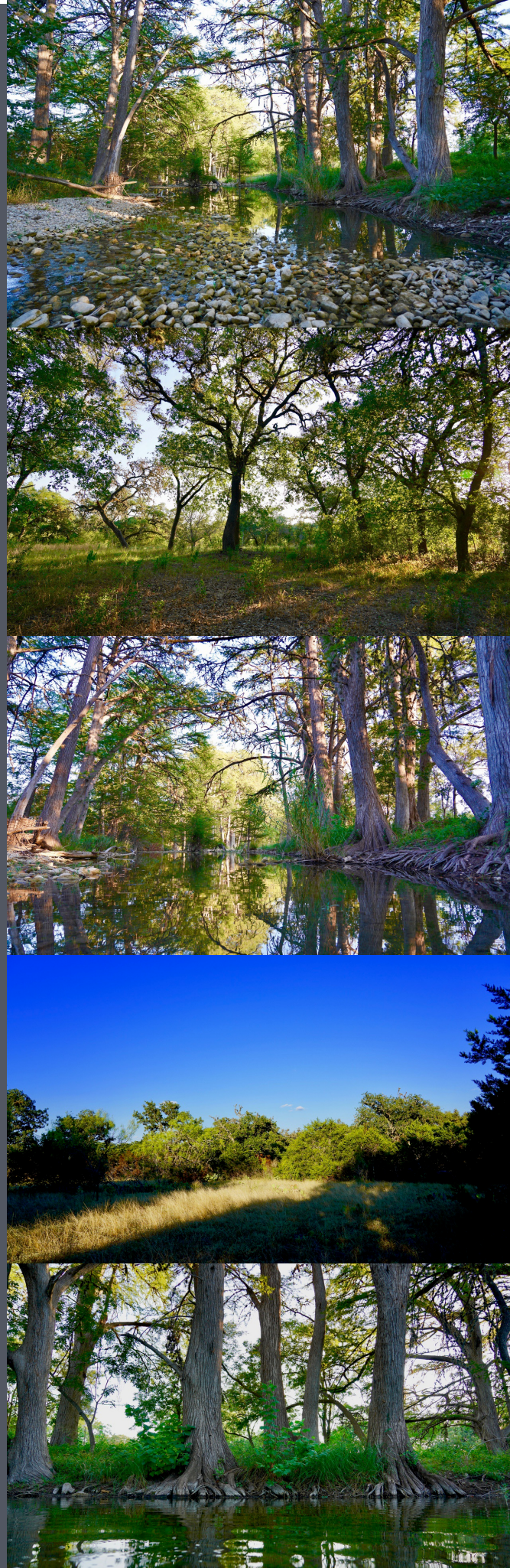
PRICE

\$359,790

- Exceptional Riverfront Property
- Located just a few miles North of Utopia
- Boasting Sabinal River Frontage and Endless Opportunities for the Outdoor Enthusiast
- Beautiful Quality Land for Full-Time Living or Recreational Use
- Grassy Open Flats and Gently Rolling Tree Covered Bottomland
- Offering Excellent Sites for Building a Perfect River Home
- Useable Land with Great Potential
- Large Towering Cypress and Oaks
- Electricity Available



Brandon Bownds, Broker
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Water Features

- Sabinal River Frontage
- Wet-Weather Tributary
- Ideal Property to Relax and FLOAT on the River underneath shade-casting Bald Cypress
- Strong Flowing, Crystal Clear Wading Pools streaming over Stone Riverbeds and Deeper Waters for fun Swimming!
- Excellent place for Family and Friends to gather for all kinds of Outdoor Recreational Fun!

Vegetation

- Live Oak
- Cypress
- Sycamore
- Mesquite
- Vast Variety of Shrubbery, Vines and Aquatic Plants Native to the Texas Hill Country River Region

Wildlife

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