

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDS
RANCHES

New Listing
**RIVER
LIFE**

14.68± ACRES

**UTOPIA, TEXAS
BANDERA COUNTY**

'Let us show you... Texas'



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PRICE

\$440,400

- Quality Sabinal Riverfront Acreage
- Park-Like Setting and Riverside Ambiance
- Prime Picnic Spots under the Cypress Shade
- Inviting Useable Land
- Grassy Tree-Studded Bottomland with Subtle Contours
- Ideal Building Sites
- Great Soils
- Perfect Full-Time, Retirement or Recreational Living Potential
- Electricity Available
- "RIVER LIFE" : Eat - Sleep - Play - Repeat!



BOWNDS
RANCHES™

Brandon Bownds, Broker

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Water Features

- Beautiful Cypress & Sycamore Lined Sabinal River Frontage
- Excellent Water Well Sites

Highlights

- Build the River Home you've always wanted
- Perfect gathering place for Family, Friends, Adventurers and Relaxers
- Plenty to do : Walk Around, Explore, join in Competitive Outdoor Games, Swim, take in the Scenery and Fresh Air and so much more...
- Experience the **River Life**. You will be changed!

Vegetation

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

Wildlife

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