

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



New Listing
**RIVER
COUNTRY**

15.52± ACRES

**UTOPIA, TEXAS
BANDERA COUNTY**

'Let us show you... Texas'



Bownds Ranches © 2020

Information is believed reliable but is not guaranteed by REALTOR®.
Property is subject to prior sale, correction or withdrawal without notice.



PRICE

\$465,600

- Quality Sabinal Riverfront Acreage with Additional Acreage Available
- Tranquil Riverside Ambiance
- Inviting areas under the Cypress Shade
- Great Useable Land : Field with Dark Tillable Soils, Sandy Soils, Grassy Tree-Studded Bottomland with Subtle Contours, Solid Rock Bottom River Frontage
- Ideal Sites for Building the Perfect River Home
- Excellent Variety of Soils
- Perfect Full-Time, Retirement or Recreational Living Potential
- Electricity Available
- Come UNPLUGGED! Unplug and Reboot Indulge in the pleasures of Nature



Brandon Bownds, Broker

(830)966-6111

info@bowndsranches.com



Water Features

- Sabinal River Frontage
- Excellent Water Well Sites

Highlights

- The Sabinal River is rich in history. Tribes migrated and settled up and down the riverbanks. Start your family history here!
- Perfect gathering place for Family and Friends
- Crystal Clear Warm Summer Waters, Beautiful River Shores, Dark Night Skies, Wildlife and Wilderness
- Meander through the River or Bush Wack through the Wilderness

Vegetation

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

Wildlife

- Abundant Whitetail
- Turkey
- Axis
- Hog
- Fish, Frogs & Lizards
- Raccoons
- Vast Variety of Birdlife
- Squirrels