

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDS
RANCHES

New Listing
**GULLY
HILL**

9± ACRES

**N LITTLE CREEK ROAD
UTOPIA, TEXAS
BANDERA COUNTY**

'Let us show you... Texas'



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



ASKING PRICE

\$110,000

- Unimproved Acreage
- Incredible Views
- Elevated Building Sites
- Heavily Treed
- Paved County Road Frontage
- High Traffic Organic Game Trails
- Exposed Limestone
- Deep Gully
- Perfect Full-Time or Recreation Living Potential
- Construct a small Pond for enjoyable On-Site Fishing
- Hike, Camp Out, Create a Game of Hillside Frisbee Golf, Relax and Enjoy the Views



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Brandon Bownds, Broker

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Water Features

- Water Well would need to be drilled
- Small Pond Site
- Deep Gully stretches the property

Highlights

- Elevation provides Beautiful Views of the nearby Surrounding Hills
- Hiking Trails
- Great place for Family and Friend Recreation Weekends
- Enjoy a weekend Camp-Out, Explore the Land, Engage in Local Recreational Advantages

Vegetation

- Live Oak
- Spanish Oak
- Mesquite
- Agarita
- Other native Tree and Plant varieties and Environmental Commodities accommodating to wildlife

Wildlife

- Whitetail
- Turkey
- Hog
- Squirrel
- Raccoon
- Opossum
- Common Native Wildlife, Birdlife