

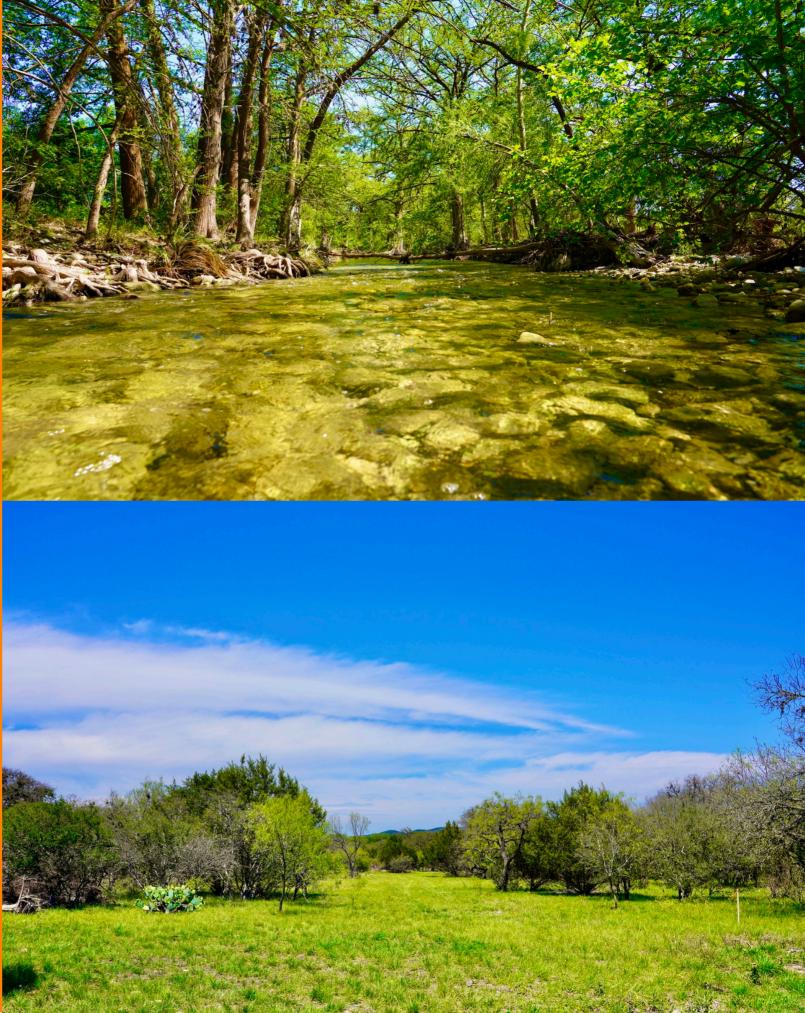
Opportunity

14.68± ACRES

BOW WOOD DRIVE UTOPIA, TEXAS BANDERA COUNTY

'Let us show you... Texas'





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
- Enjoy Life-the River Life!





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