

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDSTM
RANCHES

Just Reduced
**BELVEDERE
RANCH**

29.33± ACRES

**430 POST OAK LANE
UTOPIA, TEXAS
UVALDE COUNTY**

'Let us show you... Texas'



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



PRICE

\$1,345,000

- Perimeter Fencing and Cross-Fencing ; Two Electric Gated Entrances ; Crushed Gravel Driveway
- Newly Constructed 1 Bed / 1 Bath Main Home with detached 1 Bed / 1 Bath Guest Quarters and Large Covered Patio with Oversized Fireplace and Outdoor Kitchen
- 2 Bed / 2 Bath Two-Story Guest Home with Newly Restored Exterior Finish + Oversized Utility Room and Recreation Room
- Above Ground Swimming Pool with Deck Area and Built-In Bench Storage
- 70'x40' Livestock Barn with 20'x20' enclosed Feed Room with Concrete Floor - 5 Roll-Up Doors, Lighting
- 60'x40' Barn 50/50 split - Equipment Storage and Enclosed Workshop with Bar, Satellite Television, Full Bath
- 800± Sq. Ft. Drive -Thru Parking Garage
- Multiple Carports and Tough Shed Storage Buildings, Conex Storage Container, Two Septic Systems
- Mostly TURN-KEY (with few exceptions)



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Water Features

- Two Water Wells
- Aerated Stocked 20± Ft. Deep Pond fed by Water Well
- Above Ground Swimming Pool

Topography

- Inviting Well-Groomed Hill Country Acreage
- Amazing Views overlooking tall flowing native grassy pastureland and long-string mountain range
- Grassy Level and Rolling Bottomland
- Beautiful Trimmed Oak Mottes
- Terraced Limestone Shelving
- Ideal Pastureland well-suitable for Small Livestock

Vegetation

- Live Oak
- Spanish Oak
- Few Cedar
- Native Grasses
- Planted Tree Variety to include 3 Ash Trees, 1 Monterrey Oak, and 1 Japanese Maple

Wildlife

- Whitetail
- Axis
- Turkey
- Hog
- Fish
- Turtles
- Woodland, Migratory & Song Birds

