

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDSTM
RANCHES

New Listing
**AGUA VIDA
RANCH**

22± ACRES

**FM 187
UTOPIA, TEXAS
BANDERA COUNTY**

'Let us show you... Texas'



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



PRICE

\$549,000

- Incredible Undeveloped Riverfront Acreage
- Paved FM 187 Road Frontage ; Great Access
- Some Fencing and Cross-Fencing
- Ideal for keeping Organically Wild in Nature by :
 - Setting up Feeders for the Birds and Wildlife and enjoying the surprise of what you might see.
 - Seeding the Soils in the Lush Green Field and taking Pride in watching the growth.
 - Cooling off in the river under the shade-casting Cypress, pitch a tent within the wilderness...

OR

- Customize it the way you want it!
 - Build that beautiful River Home you've been dreaming of—Excellent for Full-Time, Retirement, Seasonal or Weekend Living
 - Fill the Feeders, Set the Blinds and Capture the Thrill of the Hunt—Abundant Tree Coverage is a Wildlife Sanctuary!
 - Lounge by the River, Soak up the Sun
- Camping, Glamping, Building, Grilling or Chilling... Ideally Perfect Setting for getting away from it all!
- Convenient Location to Local Amenities
- Wildlife Tax Exemption in place
- According to the Bandera County Appraisal District, taxes for 2020 were only \$26.78



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Water Features

- 300+ Feet of Superb Strong Flowing Sabinal River Frontage
- Ideal Water Well Sites
- Great Swimming and Fishing Holes

Topography

- Beautiful Acreage left in it's Wild and Natural State
- Grassy Level and Gently Rolling Bottomland
- Beautiful Thriving Trees
- Grassy Riverbanks
- Solid Rock Bottom River
- Beautiful Lush Pastureland

Vegetation

- Live Oak
- Pecan
- Cypress
- Sycamore
- Mesquite
- Persimmon
- Fern grows where the water runs strong—it grows here!

Wildlife

- Whitetail
- Axis
- Turkey
- Hog
- Perch
- Bass
- Woodland, Migratory & Song Birds

