

**NEW**



# Blanket Springs Ranch

*Unique Among the Ranches*

1,060± Acres in Utopia, Texas  
OFFERED BY BOWNDS RANCHES

FITTING INTO OUR CATEGORY OF

# LEGEND RANCHES

A ranch that has been held within the same family for generations.

## **An astounding visual surprise. A four season destination.**

Located just West of Utopia, in Real County, Blanket Springs Ranch is a jewel that's been held in the hands of the same family since right after World War II. An incredibly rare opportunity to own, explore and tailor this laid back luxury ranch to your liking. If you've been waiting for that truly one-of-a-kind ranch, Blanket Springs definitely delivers.

When you step onto this ranch, it feels like you're stepping into a different world. Highly picturesque landscapes, lush green towering hardwoods, cool clear natural streams and only the sounds of nature. Multiple springs run strong within the ranch pumping like a heart beat contributing to the life of Blanket Creek, which stretches the entire width of the ranch. Everything around you is amplified by transitory elements of nature, such as weather conditions, lighting and diverse geology from one end of the valley to the other ; lending itself to cooler temperatures, cleaner air and pure waters.

Blanket Springs Ranch gives great opportunity to epic outdoor experiences. Try your hand at canyoneering. Set up for a great Trophy Hunt. Explore the boundless miles of empty land that stretches as far as the eye can see. Hike the mountains and seek the unknown. Load up the off-road vehicles and delve into the withered trails waiting to be traveled.

Every ranch has a different story to tell. Blanket Springs Ranch is a blank canvas, rich in history, waiting for the artist in you to create your story and build a family estate that will give in return for many years to come.



**Acreage.** 1,060± Acres

**Land Type.** Texas Hill Country  
Hunting and Recreation Ranch  
Full-Time or Seasonal

**Tax Exemption.** Ag-Use Tax Exemption Status

**Location.** 10± minutes Southwest of Utopia off FM 1050 W

**Access.** End-of-the-Road Ranch. Between Utopia and Garner State Park off FM 1050 via deeded easement road.

**Land.** Awe-inspiring beauty. Diverse geology from one end of the valley to the other. Valleys. Mountains. Bottomlands. Cliffs. Ravines. Canyons. Grottos. Minton Rock - Indian Mound. Creek beds. Fossils. Boulders. Caves.

**Water.** Multiple dripping springs flowing through the course of the ranch, deep within and seeping through the base of the limestone mountains. Two large concrete spring boxes. Blanket Creek stretches the entire width of the ranch.

**Wildlife.** Whitetail, Turkey, Hog are commonly known to this area. Elk and Red Deer have also been seen on the ranch. A ranch untouched for many years, is truly a wildlifes' sanctuary. The thrill of the hunt or the excitement of the find, you never know what may be on the prowl at Blanket Springs Ranch.

**Power.** There is power on the ranch.

**Vegetation.** Gloriously overcrowded with Enormous Hardwoods. Beautiful lush thick greenery. Forested with an assortment of Basswood, Live Oak, Blue Oak, Red Oak, White Oak, Black Walnut, Cherry, Sycamore, Cedar Elm, Buckeye, Mountain Laurel. Tons of Plantlife, Native Grasses. Fern, Persimmon, Agarita and so much more.

**Soils.** Eckrant Rock underlain with Dark Top Soils

**Notes.** Have the vision? Blanket Springs is a blank slate. Customize this ranch just the way you want it. The most perfect sites for building your dream home. Explore over 1,000 acres of beautiful Texas Hill Country landscape. Few ranches can claim the views and valleys like those at Blanket Springs. Tromp the scenic trails and mark the paths to create more. The deep ravines provide the perfect scene for engineering an epic zipline course. The air on this ranch is so clean you can smell the Earth. Scents so clear you can determine the species of trees, the crystal waters and rich soils. Try your hand at canyoneering. Immerse yourself into ranch activities within the sprawling mountains. Where the temperatures range cooler. Where you can sit back and watch the weather roll in. Take-it-to-the-Top views. Vintage cabin—a cool deep renovation project. Turn Blanket Springs Ranch into your own Private Estate. Rich in history.

### **Most Unique Features of this Ranch.**

For this ranch, there is not just one unique feature. It is a mixture of everything that make this ranch most unique among the ranches. The strong springs, the creek that runs the entire width of the ranch, the cool crisp air, the enormous hardwoods, the geology diversities, the views, the wildlife, the peace and quiet, the location and privacy...its all there.

New Listing

**PRICE**

**\$6,600,000**

Contact Brandon Bownds, Broker

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