

NEW



Torridon Ranch

Ranch Style Living

63± Acres in Utopia, Texas

OFFERED BY BOWNS RANCHES

FITTING INTO OUR CATEGORY OF

Hunting, Recreation and Full-Time Living

A blank slate to build your dream home.

Acreage. 63± Acres

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

Tax Exemption. Currently Wildlife Tax Exemption Status

Location. 7± miles Northeast of Utopia — Bandera County

Access. Paved Access off N. Little Creek Road.

Land. Level with Subtle Contours. Attractive Building Sites. Great Views. Excellent Tree Coverage. A blank slate. Start Fresh. Livestock Grazing Potential.

Water. Potential Large Body Lake Site
Ideal sites for Future Water Well or Rain Catchment System

Wildlife. Whitetail, Turkey, Hog are commonly known to this area. Occasional Axis have also been seen on the ranch. A ranch untouched is a wildlifes' sanctuary. Great sites for Feeder setup to attract more wildlife.

Power. There is power available nearby for easy tie-on.

Vegetation. Forested with Large Live Oaks. Studded with Juniper Cedar.
Blanketed with Thriving Native Grasses.

Soils. Krum silty clay, 3 to 5 percent slopes. These soils may be used for cultivated crops, pasture, range, woodland, and wildlife.

Notes. Raw Land. Customize this ranch just the way you want it. Perfect sites for building your dream home. Whether you're looking to upsize or downsize, retire or relocate, Torridon Ranch is a great option.

Great views. Great Land. Great Potential.

Small Supportive Community. Local Conveniences, Dining and Amenities. Excellent 1A School District. .

**Most Unique Features
of this Ranch.**

The most unique feature of this ranch is its potential. Either kept raw and in its natural state or improved to include all of life's desires, you simply can't go wrong with Torridon.

New Listing
PRICE
\$929,000

Contact Brandon Bownds, Broker

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