



**BOWNDS
RANCHES**

BRANDON BOWNDS, BROKER **SELLING TEXAS**

GEMINI RANCH

120± ACRES, UTOPIA, TEXAS

BANDERA COUNTY

JUST REDUCED

SABINAL RIVER FRONTAGE

Situated in Bandera County, a Texas Hill Country livestock, hunting and recreation ranch spanning 120± contiguous acres with excellent ground for building your dream home or a simple weekend cabin. A great spread of land located in the Utopia area.

**RANCHING
FARMING
HUNTING
LIVESTOCK
RECREATION**

Acreage. 120± Acres

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

Tax Exemption. Wildlife Management Tax Exemption

Location. Located 4± miles North of Utopia — Bandera County
1.5± hour drive from San Antonio
2.5± hour drive from Austin
4.5± hour drive from Houston

Access. Frontage on paved FM 187. All accessible ranch with good trails throughout.

Land. Beautiful Sabinal River ranch. Ancient Indian campground site! Level and gently rolling tree studded bottomland. Grassy pastures and plowable fields. Ideal for ranching, farming, hunting and recreation. Suitable for raising livestock. Incredible nearby mountain views. All useable land.

Water. 700± feet of crystal clear Sabinal River frontage. Deep swimming holes, shallow wading pools and small waterfalls. Water well and concrete water trough.

Wildlife. Heavy wildlife traffic including axis deer, whitetail deer, dove, turkey, hog, occasional waterfowl and more.

Power. Power is available on the ranch.

Vegetation. Cypress and sycamore line the river banks. The land is studded with large live oak and other tree and plant species native to the hill country river region. Excellent pasture land with thriving grasses perfect for cattle, horses or wildlife food plots.

Soils. A combination of moist silty clay with 0 to 1 percent slopes and orif-boerne association which are nearly level, but tend to be wet and stony.



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Notes. Gemini is an exceptional live water hunting, livestock and recreation ranch. Though there are currently no residential structures located on the ranch, there are ideal sites for building a great home.

Excellent leisure fishing, swimming and floating. Great shady hang outs along the river banks and under the towering cypress.

Most Unique Features of this Ranch.

Explore 120± acres of hill country ranch land. The most unique feature of Gemini ranch besides, of course, the Sabinal River and all of the great uses for the land—is being a site of an ancient Indian camp ground. Previously discovered artifacts have proven this area to be a highly favorable area of establishing settlement in the early days of history. Set out in search of an incredible find.

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PRICE

\$1,895,000

Contact Brandon Bownds, Broker

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