

FARM TO MARKET ROAD 187 NORTH
UTOPIA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

RIVERINE RANCH



**BOWNDS
RANCHES**

BRANDON BOWNDS, BROKER

120± ACRES

BANDERA COUNTY



ACREAGE. 120± Acres

LAND TYPE. Texas Hill Country
Live Water
Equestrian and Livestock
Hunting and Recreation
Farming and Ranching

TAX EXEMPTION. Wildlife Management Tax Exemption

LOCATION. Riverine Ranch is located between Utopia and Vanderpool in Bandera County.

4± miles north of Utopia (5± minutes)

6± miles south of Vanderpool (8± minutes)

1.5± hours northwest of San Antonio

2.5± hours southwest of Austin

5± hours west of Houston

6± hours southwest of Dallas

ACCESS. Riverine is an all accessible ranch with paved Farm to Market 187 road frontage, allowing for convenient and easy access. Manual gated entrance. Natural ranch roads and organic trails throughout.

LAND. Highlighted by it's crystal clear Sabinal River frontage and known to have been a highly desired area of settlement with previous finds of ancient artifacts dating back to well over a hundred years ago.

Level bottom lands and perimeter fencing make Riverine an ideal ranch for running and grazing cattle. Perfect area for installing a set of working pens. Desired vegetation, great water sources and shady riverbanks also make this habitat a chosen destination by native free-roaming wildlife.

The ranch also has excellent potential for a top-tier equestrian spread. Sprawling pastureland offers plenty of landscape for horses to canter in the fields and cool off in the shades of the oaks. Level space to construct first-class stables and arena set up for equestrian sports.

Plowable fields give opportunity for the cultivation of food plots and improvement grasses.



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WATER.

The pièce de résistance is the remarkable Sabinal River—of course! Exceptional entertaining frontage featuring deep swimming holes, small cascading waterfalls and shallow wading pools. A fresh inviting environment enjoyable for all ages. Leisure fishing, floating, relaxing and BBQ'ing on the riverbanks sounds like a plan for the weekend.



SABINAL RIVER

The Sabinal River is a well known river in Texas. Known for its strong crystal clear flow, a ranch with live water is definitely a valuable investment.



WATER WELL

Private water well—reliable clean water, no chemicals, better taste and no monthly bill!



CONCRETE WATER TROUGH

Concrete water troughs can only be beneficial to both your land's value and the health of livestock and wildlife. Reduced algae growth. Cost effective, durable and low maintenance.

WILDLIFE.

Regular feedings have attracted a healthy habitat of native free roaming wildlife. Trophy axis deer and whitetail, dove, turkey, hog...

Abundant variety of woodland birds, song birds and rare sightings of migrating waterfowl.

VEGETATION.

Huge towering Cypress trees line the riverbanks, creating a shady park-like setting, cooler temperatures and moist environment that enable native hardwoods like Sycamore, Live Oak and aquatic plants to flourish.

SOILS.

Excellent soils for tilling or plowing and laying a perfect foundation for solid root anchor and good nutrients that support thriving fields.

The area along the river is, of course wet and stony, good for recreation and wildlife.



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POWER. Power is located on the ranch.

IMPROVEMENTS.



PERIMETER FENCING

The ranch has low farm and ranch field fencing around the perimeter of the ranch.



BLINDS & FEEDERS

Few feeders and blinds.

NOTES. Super low annual taxes! According to the Bandera County Appraisal District, total estimated taxes with exemptions for 2023 was approximately \$104.49!!

Nearby mountain views and crisp clean air.

Aside from the amenities possible at Riverine Ranch, such as: horseback riding, rodeo sports, shooting and archery competition, ATV/UTV cruising, hunting, BBQs, swimming, fishing and more, there is an excellent array of local and surrounding entertainment to include:

a casual sip at the Lost Maples Winery (8.5± miles), fine dining at The Laurel Tree (7.5± miles), casual dining at the Lost Maples Cafe (5± miles), nearby hiking at Lost Maples State Natural Area (11± miles) and Garner State Park (20± miles). Utopia is also home to one of the most beautiful 9-hole golf courses in Texas and entertaining annual rodeos and seasonal festivities.

MOST UNIQUE FEATURES OF THIS LIVE WATER RANCH.

Sabinal River frontage.
Great building sites.
Convenient access.
Perimeter fencing.
Water well and power.
Ideal usable land with incredible potential.

AVAILABLE

PRICE

\$1,850,000

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