

FISHER & LEMOND ROADS
UTOPIA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

NEW LISTING

THE BACKYARD



**BOWNS
RANCHES**

BRANDON BOWNS, BROKER

25± ACRES

BANDERA COUNTY



ACREAGE. 25± Acres

LAND TYPE. Texas Hill Country
Prime Build Site
Investment
Wildlife & Livestock
Recreation

TAX EXEMPTION. Wildlife Management Tax Exemption
Taxes for 2023 were approximately \$21.79

LOCATION. Ideal location just northwest of Utopia.

Super convenient with close proximity to groceries, fuel, ag supplies, town shopping, local eateries, fine dining and state natural areas. A setting surrounded by nearby Texas hills. Far enough away from town but close enough for convenience. Less than 6 miles.

ACCESS. Frontage along both Fisher and Lemond roads. Two points of access each with a quality gated entrance. All-over accessible property.

LAND. Raw land with power availability.

When it comes to raw land, one of the most important factors to consider is the topography of the property. A level build site is essential for constructing a stable foundation for your home or cabin.

A level 25± acres, this property offers an excellent build site with great views of the surrounding Texas hills.

Bottom land, manageable topography, wooded pasture and open range.

WATER.

HAND DUG WATER WELL not too many can say they have one of these now days! Now, having said that I'll just point out, that its a "hand-dug" water well and...theres an obvious sign of water at a shallow depth. Rigging this well to manage a sustainable greenhouse garden sounds like a great option with excellent grounds to drill a new water well to service future improvements.



© Bownds Ranches 2024

Information is believed reliable but is not guaranteed by REALTOR®.
Property is subject to prior sale, correction or withdrawal without notice.

GREAT POND SITE visual aesthetics, on-site fishing, recreation, surrounding picnic areas and walking trails... If you're a nature enthusiast or enjoy outdoor recreation, a pond on your property can provide endless opportunities for relaxation, fishing, and wildlife observation. A fishing pond will not only enhance the beauty of your property but will also add value and recreational opportunities for you and your family to enjoy.

WILDLIFE. Free-roaming wildlife frequent the property including Whitetail, Turkey and Hog, along with a list of other native animals. Where there's water, there's usually wildlife and this property has great potential for adding a quality water feature to attract more.

VEGETATION. Through the wooded pasture you'll notice beautiful towering Pecans and Live Oaks. The open range land is scattered with mesquite, Native grasses, shrubs and plant life.

SOILS. A solid and stable foundation for building and allows the surrounding landscape to flourish.

POWER. Power is on the property and available.

NOTES. Finding the ideal location to build your dream home can be challenging, until... one day the perfect place finally pops up on the market and with no better location than **UTOPIA**, it's like a sign telling you, "this is it!"

MOST UNIQUE FEATURES OF THIS LIVE WATER RANCH.

Varied scenery vs. a flatline horizon. Building site with nearby views of the hills. Build a home and relocate or retire. Build a cabin to enjoy as a weekend retreat or let others enjoy it as a vacation rental. What you do with it is up to you. The choice is yours, the investment is wise and the Back Yard is exactly where you'll want to be.

NEW LISTING

PRICE

\$395,000

BRANDON BOWNDS, BROKER

O: (830) 966-6111

M: (210) 288-4325

E: info@bowndsranches.com

BOWNDSRANCHES.COM



© Bownds Ranches 2024

Information is believed reliable but is not guaranteed by **REALTOR®**.
Property is subject to prior sale, correction or withdrawal without notice.

