

FARM TO MARKET ROAD 187 NORTH  
UTOPIA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

JUST REDUCED  
**RIVERINE  
RANCH**



**BOWND'S  
RANCHES**

BRANDON BOWND'S, 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.

JUST REDUCED

**PRICE**

**\$1,695,000**

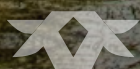
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