

1493 JONES CEMETERY ROAD
UTOPIA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

WEST RIVER RANCH



**BOWNDS
RANCHES**

BRANDON BOWNDS, BROKER

82.74± ACRES

BANDERA COUNTY



ACREAGE. 82.74± Acres

LAND TYPE. Texas Hill Country
Live Water
Farm & Ranch
Livestock & Wildlife
Hunting & Recreation
Full-Time, Weekend, Seasonal Rural Living

TAX EXEMPTION. 1-d-1 Agriculture Use Tax Exemption
Annual taxes for 2023 were approximately \$3,243.43

LOCATION. Excellent location just northwest of Utopia. Only a mile and a half from the north end of Utopia and 2.3± miles from the center of town.

Just a few minutes drive to conveniences...fuel, groceries, eateries, ag supplies, golf course, fine dining and state natural areas. A perfect balance between the peace and quiet of rural living and having easy access to “urban” amenities.

ACCESS. West River Ranch fronts two county roads—paved Jones Cemetery Road and all-weather Spring Branch Road. The dual frontage is a unique feature that allows the ranch multiple points of access, which in-turn offers potential for diverse land use options.

A simple gated entrance serves as the primary point of entry off of the paved county road. Natural interior ranch roads allow access to all areas of the ranch.

LAND. Perfect acreage ideal for agricultural pursuits or development. The ranch holds great potential.

RIVER BOTTOM. The area near the river is defined by Cypress trees towering over the landscape, casting shade and a cool peaceful ambiance. The river bottom is also characterized by its lush greenery and fertile soils of the grassy banks.



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PASTURE LAND. The pasture land is level and guaranteed to keep livestock and free-roaming wildlife content. The ranch is cross-fenced into separate pastures for rotational grazing, promote even forage growth and improve soil health through periodic resting. The roots of the pastures at West River Ranch run deep with history. The ranch has a great shape, its in a great location, features river frontage (one side **AND** both sides), is improved for the comforts of a rural ranch lifestyle and has incredible promise.

WATER.

WEST SABINAL RIVER FRONTAGE. The ranch boasts just over one-third of a mile of frontage on the West Sabinal River. **NICE!** Ownership along one side of the river runs for about 860± feet and then takes over both sides running for an additional 670± feet...both sides, thats a desirable and advantageous feature. Crystal clear water, excellent stretch of river for fishing and swimming and a significant ecological and recreational value.

The river is an excellent habitat for aquatic species and a great source of sustenance for surrounding flora and fauna. Enjoy activities such as:

SWIMMING, FISHING, FLOATING, KAYAKING, LOUNGING, RIVERSIDE PICNICS, BBQS...

WATER WELL. There is one water well on the ranch.

WILDLIFE. Free-roaming native wildlife frequent the property including Axis Deer, Whitetail, Turkey, Hog, Dove, Quail and more.

VEGETATION. The home is surrounded by large live oak while the pastures are studded with mesquite. The riverbanks showcase beautiful bald cypress, vibrant green native grasses and thriving aquatic plants.

SOILS. Three different types of soils native to the area. The pasture soils are tillable and provide a solid stable foundation for roots to anchor firmly allowing the grasses to flourish.

POWER. Power is on the ranch and available.



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IMPROVEMENTS.

FARM & RANCH FENCING. The perimeter ranch fencing provides a clear boundary, defines the pastures and contains livestock. The cross-fencing divides the pasture land into different sections to allow for rotational grazing and efficient land management.

3 BEDROOM - 2 BATHROOM HOME. The home, a little older, yes, but that's the charm of it. A step back into time, the home has great bones and functionality. With just a few upgrades, one can transform the interior look of the home with ease. Maybe a little paint and some new flooring to get started; just that alone would provide a whole new look and feel. Inside, there are three comfortable bedrooms and an open concept kitchen to living space. A brick wood-burning fireplace and large windows looking out to views of the ranch are great features of the home.

COVERED PARKING & STORAGE. A valued convenience of covered parking and extra space to store extra belongings. Room for two (2) vehicles, tools, bulky seasonal items and more, simple and practical.

LIVESTOCK BARN & WORKING PENS. The livestock barn, with its old-school charm and functionality, serves as the "hub" for storing farm equipment, feed, hay, and supplying shade for livestock. The structure embodies a traditional approach to farming, blending practicality with time-honored methods. The livestock working pens and chute help to manage the herd with ease, whether sorting, vaccinating, branding or otherwise.

NOTES. West River Ranch is a charismatic ranch with a desirable location and tremendous potential. The river runs strong. The improvements are accommodating with great additional future building sites. The surroundings are serene and the time...is now.

MOST UNIQUE FEATURES OF THIS LIVE WATER RANCH.

The showcase feature of a live water ranch of course is always the live water and in this case, it is just that. The ranch values a great stretch of the West Sabinal River and in one area, both sides which is a treasured quality. Larger livestock and farming ranches surround the area with views of hills in the distance.

AVAILABLE

PRICE

\$1,750,000

BRANDON BOWNDS, BROKER

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