



BOWNDS RANCHES™



BRANDON BOWNDS, BROKER

WEST RIVER RANCH

82.74± ACRES

1493 JONES CEMETERY ROAD

UTOPIA, TEXAS 78884

BANDERA COUNTY

82.74±/- ACRES

LINES ON AERIALS/TOPOS ARE APPROXIMATE AND DO NOT REPRESENT EXACT BOUNDARY LINES. PROPERTY IS SUBJECT TO SURVEY.

**RANCHES
LIVE WATER
FARMS
HUNTING
RECREATION**

LEGEND

-  Gate
-  House
-  Barn
-  Storage Shed
-  Well
-  Feeder
-  Blind
-  Road/Trail