

FARM TO MARKET ROAD 187 NORTH
UTOPIA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

STONEWATER RANCH



**BOWNDS
RANCHES**TM

BRANDON BOWNDS, BROKER

120± ACRES

BANDERA COUNTY



ACREAGE. 120± Acres

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

TAX EXEMPTION. Wildlife Management Tax Exemption. Thanks to this exemption, the property taxes for 2025 are incredibly low and the Bandera County Appraisal District has them estimated at just \$100.52 per year.

LOCATION. Stonewater Ranch is ideally located along the Sabinal River just between Utopia and Vanderpool in Bandera County.
5± minutes North of Utopia
8± minutes South of Vanderpool

ACCESS. Access to the ranch couldn't be easier. A simple farm and ranch gate entrance off of the paved main road allows convenience and ease of entry and exit points. Trails in and around the ranch influence the potential use of the land and simplifies navigation within the property.

LAND. The land is multifaceted and offers a wide range of opportunities for farming, ranching, hunting and leisure.

RIVER BOTTOM

The transparent flow of the river reveals the smooth limestone beds and exposed Cypress roots just under its surface, notably making it one of the most pristine and sought-after rivers in the region. The allure of the river bottom lies not only within it's beauty, but within its past. The area has been highly desired for many generations and through previous digs and finds, ancient artifacts that have been found date back to over a hundred years ago.

PASTURES

Prime pasture land characterized by level bottom lands. The property is secure with perimeter fencing making it an ideal ranch for grazing and running cattle. Perfect grounds for installing a set of working pens. Desired native vegetation, reliable water sources and shaded riverbanks create not only a productive ranching environment but also a chosen destination for free-roaming wildlife.



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FIELDS

The open fields stretch across the level and gently rolling terrain covered in native grasses and a mix of forage and wildflowers. The fields are vital grazing grounds for livestock and wildlife alike—cattle, deer, rabbits, birds...

The fields offer rich, fertile ground, ideal for not only tilling and cultivating small crops but also for establishing improved grasses that can support sustainable agriculture and livestock grazing.

BUILD SITES

Exceptional build sites ideal for constructing a full-time residence or a cozy weekend cabin. Whether you're envisioning a modern homestead or a rustic getaway, the space provides ample flexibility for your dream home. Equestrian enthusiasts will appreciate the opportunity to develop first-class stables and a professionally designed arena. Perfect setting for both leisurely rides and serious training. The land offers plenty of landscape for horses to canter in the fields and cool off in the shades of the oaks. With its blend of natural beauty and functional potential, this is a great opportunity to create a personalized retreat tailored to both lifestyle and passion.

WATER.

SABINAL RIVER

Live water is a highly valuable investment with lasting appeal. Stonewater Ranch features both deep, clear swimming holes perfect for diving and cooling off, alongside shallow wading pools, ideal for young ones to make a splash. Fresh, inviting atmosphere. The perfect entertaining environment to gather and socialize with family and friends ; suitable for all ages. Fish, float, BBQ and relax— sounds like a plan!

WATER WELL

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

CONCRETE WATER TROUGH

Concrete water troughs are beneficial for the health of livestock and wildlife. Reduced algae growth. Cost effective, durable and low maintenance.



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WILDLIFE. Regular feedings have encouraged and attracted frequent visits and a healthy population of native free-roaming wildlife including axis deer, whitetail deer, dove, turkey, hog, other local wildlife, woodland birds, song birds and sightings of migrating waterfowl.

VEGETATION. Where Cypress stand tall and proud lining 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 nutrient-rich soils on the ranch offer a perfect foundation for both native and improved grasses, forage and healthy hardwoods. In contrast, the area along the river presents a different soil character that has more variable drainage and rocky substrate.

POWER. Power is located on the ranch.

IMPROVEMENTS.

PERIMETER FENCING

Low farm and ranch field fencing around the perimeter of the ranch.

WATER SOURCES

Reliable water well and concrete trough positioned for optimal access.

NOTES. Nearby mountain views and crisp clean air.

Stonewater Ranch has a lot of potential for outdoor activities such as: horseback riding, rodeo sports, shooting and archery, ATV/UTV cruising, hunting, BBQs, swimming, fishing and more.

**MOST UNIQUE FEATURES
OF THIS LIVE WATER RANCH.**

Stonewater Ranch offers a combination of desirable features—scenic river frontage, multiple prime build sites and convenient access. Suited for both recreational enjoyment and future development. The property is fully perimeter fenced, equipped with a reliable water well, power on site and excellent land ready for your vision—agricultural, recreational or investment-driven.

AVAILABLE

PRICE

\$1,895,000

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