



**BOWND'S**<sup>TM</sup>  
REAL ESTATE BROKERAGE

REALTORS<sup>®</sup>

*'Let us show you... Texas'*



River Wide

1.66± Acres Utopia • Bandera County \$125,000



EXCELLENT FOR  
RECREATION

WIDE SABINAL  
RIVER FRONTAGE

BEAUTIFUL  
HARDWOODS

GREAT BUILDING  
SITE

VIEWS



**BRANDON BOWND'S**  
BROKER

1223 Main Street  
P.O. Box 617  
Utopia, Texas 78884

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Information is believed reliable, but is not guaranteed by Realtor<sup>®</sup>. Property is subject to prior sale, correction or withdrawal without notice.

**ACREAGE**

1.66± Acres with Wide Sabinal River Frontage.

**LOCATION**

Utopia, Texas • Bandera County

**ACCESS**

Off County Road 356

**WATER**

Wide, Strong Flowing Sabinal River. City Water.

**TOPOGRAPHY**

Level terrain great for a building site. Slight decline down to the Solid Rock Bottom Sabinal River.

**VEGETATION**

Lush Greenery. Flourishing Native Grasses. Beautiful Towering Hardwoods and prolific plant community. Live Oak. Cypress and Sycamore studded River banks.

**WILDLIFE**

Prime habitat for free roaming wild game.

**SURROUNDINGS**

Larger properties neighbor the east and west with similar size properties bordering the north and south boundaries.

**IMPROVEMENTS**

City Water

Electric and Telephone Available

**HIGHLIGHTS**

Wide Solid Rock Bottom Sabinal River Frontage

Large Trees providing Shade

Great Views

Excellent Building Site

**DESCRIPTION**

Perfect place to kick back and relax. Set the lawn chairs in the river to cool off or on the grassy banks enjoying BBQ and cold drinks with family and friends.

Ideal location to build a full-time, retirement or simple recreational getaway with Towering Hardwoods. Displaying lush greenery in the spring time and a parade of color in the fall.



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Plenty to do. Within a few minutes to Lost Maples State Natural Area for a good hike or picnic. Scenic drive over one of the most beautiful roads in the Texas Hill Country to Garner State Park bringing back timeless memories and new traditions. Short drive just down the road to Vanderpool's own Winery, great for wine tasting and mingling. Play a game of leisure golf at the Utopia Golf Course, home of the movie '7 Days in Utopia'. Fine dining at the Laurel Tree, casual dining at the Lost Maples Cafe, both in Utopia, or gourmet dining at Mac & Ernie's in nearby Tarpley.

**PRICE**

\$125,000

**TERMS**

Cash to Seller, Third Party Finance

**CONTACT**

Brandon Bownds, Broker

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