

# BOWNDS

& Associates, Inc. REALTORS®



## West Sabinal River Retreat

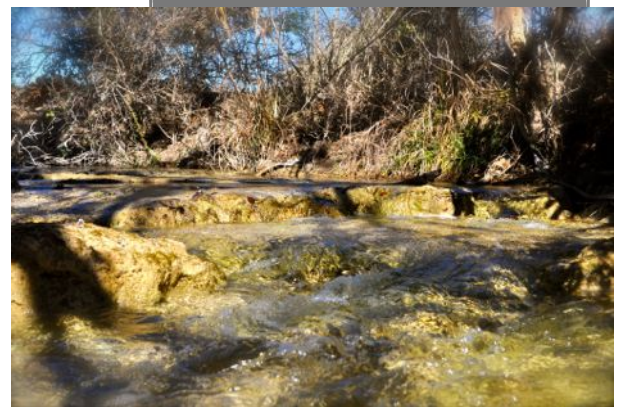
23± ACRES UTOPIA • BANDERA COUNTY \$259,000



*Beautiful*  
West Sabinal **RIVER**

*Extensive Frontage. Beautiful  
Shade Lasting Live Oak and  
Towering Cypress. Relaxing  
atmosphere. Building Potential.*

\* Information is believed reliable, but is not guaranteed by Realtor®.  
Property is subject to prior sale, correction or withdrawal without notice.



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& Associates, Inc. REALTORS®

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**ACREAGE :** 23± acres with extensive frontage along the West Sabinal River, Towering Cypress and Live Oak, Pastoral Field and a Great Building Site.

**LOCATION :** Convenient location just northwest of Utopia. A few short minutes to Lost Maples State Natural Area, offering some of the most popular, scenery-packed hiking trails and vibrant colors during Fall Foliage, not far over the hills to Mac and Ernie's Roadside Eatery, a great dining experience serving up gourmet meals, and a beautiful paved scenic drive through some of the most rugged parts of the Texas Hill Country over to Garner State Park, sure to bring back fun traditions and beautiful scenery. Walking distance to a piece of your own private oasis on the Crystal Clear West Sabinal River.

**TERRAIN :** Pastoral field with fertile soil and well established native grasses along with a great combination of flat and rolling topography. Level terrain providing for potential building sites for one's full time, retirement or recreational home.

**VEGETATION :** Native Grasses and prolific plant community, including but not limited to: Large Beautiful Live Oak, Tall Towering Cypress and a variety of trees and flowering plants native to the Hill Country River Region.

**WILDLIFE :** Wildlife is terrific flowing through the property. Established Game Trails. Prime Habitat for free roaming wild game.

**DESCRIPTION :**

- Extensive West Sabinal River Frontage
- Paved County Road Frontage
- Grassy Riverbanks  
Prime Picnic and Hang Out
- Level Pastoral Field with Fertile Soil  
Potential for Hay Production, Grazing for Horses or Cattle
- Ideal for Building a Full-Time, Retirement or Recreational Home
- Shade Casting Large Live Oak, Towering Cypress
- Established Game Trails
- Fencing
- Ag Exemption  
Taxes for 2015 were only \$37.78!
- Beautiful Hill Country Views

Enjoy the sounds of rushing water, laughter of friends and family, peace and quiet. Come and RELAX!

**PRICE :** \$259,000

**TERMS :** Cash to Seller, Third Party Finance

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