



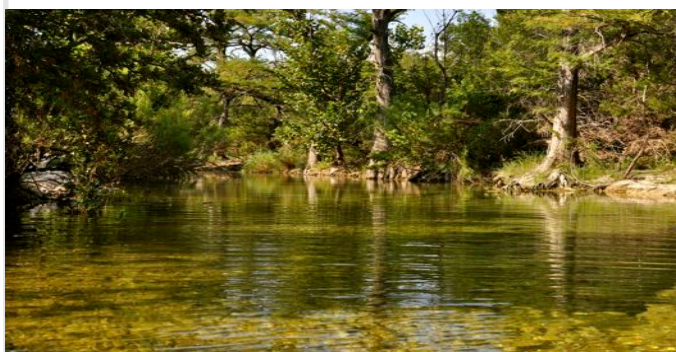
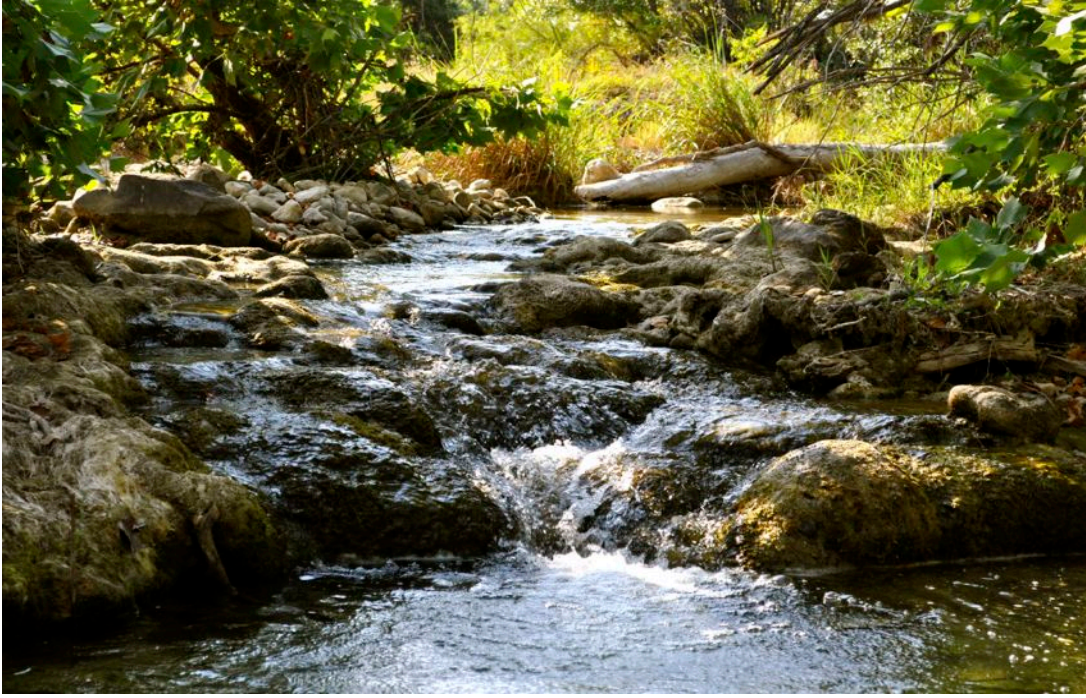
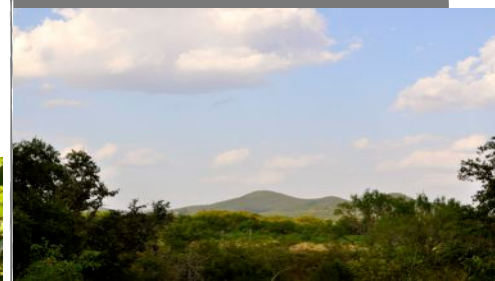
**BOWND'S**<sup>TM</sup>  
REAL ESTATE BROKERAGE

REALTORS<sup>®</sup>

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

# West Sabinal River

8.80± Acres Utopia • Bandera County \$129,000



IMPRESSIVE &  
EXTENSIVE WEST  
SABINAL RIVER  
FRONTAGE

SWIM, FISH, KAYAK

SHADE TREES

GREAT BUILDING  
SITE

VIEWS



**BRANDON BOWND'S**  
BROKER

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**ACREAGE**

8.80± Acres with an IMPRESSIVE 1,521± ft. of Crystal Clear West Sabinal River Frontage.

**LOCATION**

Utopia, Texas • Bandera County

**ACCESS**

West Sabinal Road

**WATER**

Over 1,500 ft. of West Sabinal River frontage providing for one of the best recreational activities.

**TOPOGRAPHY**

Level terrain with elevated shelving providing for a perfect potential site for building one's dream retirement home or just something simple for a weekend recreational retreat. Upland spots create that nice place with beautiful panoramic views with tall peaks as the backdrop.

**VEGETATION**

Enormous shade casting Hardwoods: Sycamore, Live Oak, Cypress, Pecan, Hackberry, Mountain Laurel, and prolific plant community. Color showcasing Springtime Wildflowers and lush green grasses. Bright eye-catching shades of leaves during Fall Foliage.

**WILDLIFE**

Wildlife is terrific flowing through the property with lots of diverse habitat. Including but not limited to: Whitetail, Axis, Turkey and many more. Prime Habitat for free roaming wild game. A assorted array of birds. Bass, Perch, Catfish.

**SURROUNDINGS**

Surrounded by larger neighboring properties. Desired privacy.

**HIGHLIGHTS**

Impressive and Extensive West Sabinal River Frontage. Approximately 1,521± Feet

Cascading Streams, Deep Pools and Shallow Pockets

Paved County Road Frontage

Elevated Building Site

Beautiful variety of Mature Hardwoods

Picturesque Views

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## DESCRIPTION

Silence, Solitude, No Crowds

Think...Lounge Chairs, Luscious Greenery, Blue Skies, Cold Drinks, Friends and Family. Swimming is a MUST in Texas. This property will not disappoint!

Showcase the night sky with a blanket of exquisite stars twinkling. Break out the telescopes for stargazing constellations.

Appreciable place for an easy access dunk, float on an inner tube or picnic along the river banks. Create unforgettable memories. Enjoy the sounds of laughter and excitement from Family and Friends.

## PRICE

\$129,000

## TERMS

Cash to Seller, Third Party Finance

## CONTACT

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