



BOWND'S™

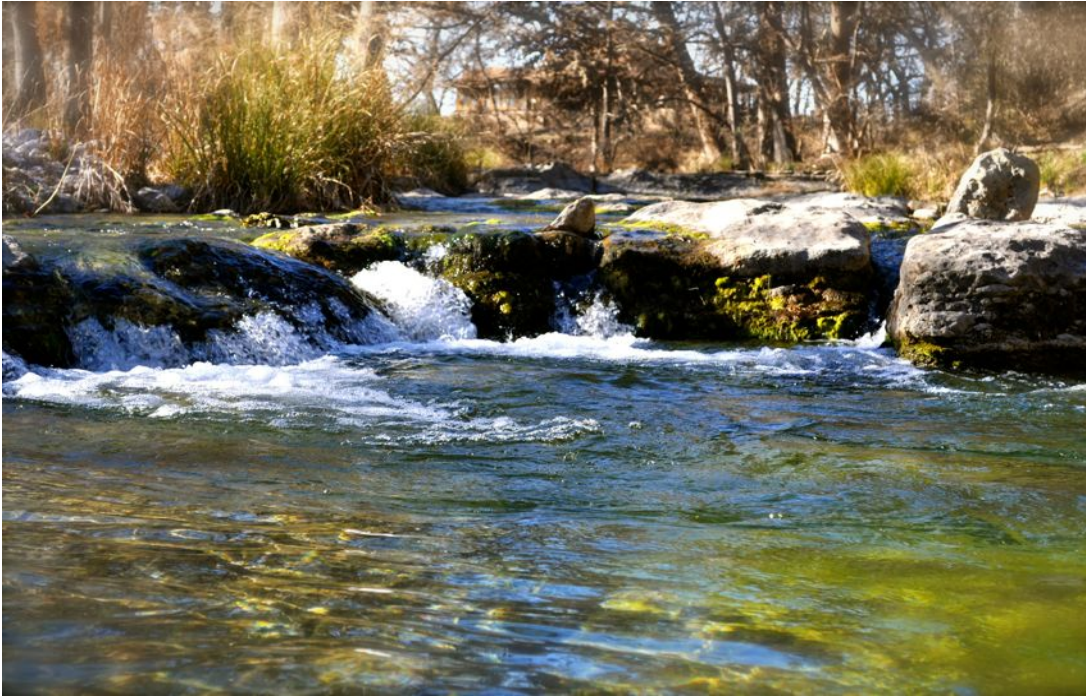
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

Crystal Falls

38.39± Acres Utopia • Bandera County \$537,460

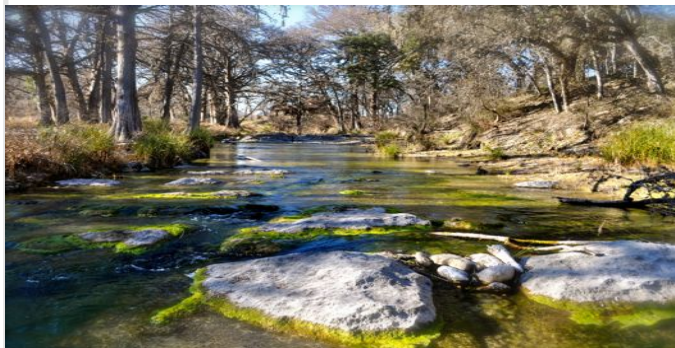
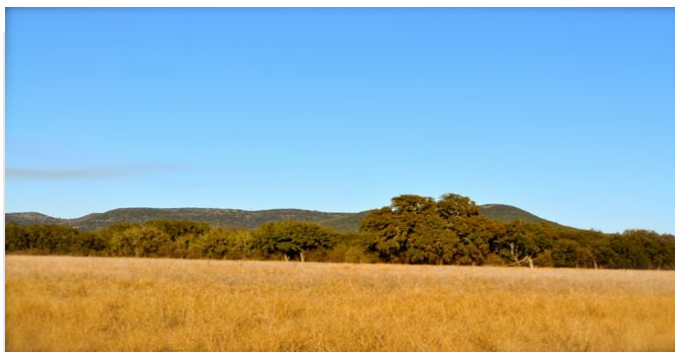


PREMIERE
RECREATION OR
FULL-TIME
DESTINATION

BUILD YOUR
DREAM HOME

PRIVATE, VIEWS

SWIM, HUNT,
FISH



BRANDON BOWND'S
BROKER

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

(830)966-6111

Fax (830)966-6107

EMAIL

INFO@BOWND'SREALTORS.COM

WWW.BOWND'SREALTORS.COM

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

ACREAGE

38.39± Acres with exceptional frontage along the Sabinal River, Cypress and Sycamore studded riverbanks, Great Building Sites.

LOCATION

Utopia, Texas • Bandera County

ACCESS

Entrance to ranch off of FM 187

WATER

Frontage along some of the best recreational Live Water on the Sabinal River.

TOPOGRAPHY

Great combination of level and gently rolling bottomland with fertile soil. A gentle declining slope down to the level riverbanks and solid rock bottom Sabinal River.

VEGETATION

Cypress-Lined and Sycamore studded Riverbanks, Live Oak, Mountain Laurel, scattered variety of beautiful hardwoods and a prolific plant community native to the Hill Country river region.

WILDLIFE

Including but not limited to : Whitetail, Axis, Turkey, Hog, Raccoon, Cottontail, Jackrabbit, Squirrel and many other free roaming wildlife. A diverse array of bird life. Bass, Perch.

SURROUNDINGS

Crystal Falls is surrounded by larger neighboring ranches establishing desired privacy. Great views.

HIGHLIGHTS

Exceptional Sabinal River Frontage. Superb Live Water perfect for Swimming and Fishing. Cascading Streams, Deep Pools and Shallow Pockets, Solid Rock Bottom

FM 187 Frontage

Cypress-Studded Riverbanks. Prime Picnic and Hang Out. A veritable parade for lawn chairs, swimsuits, cold drinks, weekends and long summer stays. Nature's swimming pools are the best way to Beat the Summer Heat!

Level Pastoral Field. Potential for Hay Production, Grazing for Horses or Cattle

Ideal for Building a Full-Time, Retirement or Recreational Home

Towering, Shade Casting Hardwoods and great Views

Electric and Telephone Service Available Nearby



BRANDON BOWNDS
BROKER

1223 Main Street

P.O. Box 617

Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107

EMAIL

INFO@BOWNDSREALTORS.COM

EXEMPTIONS

Wildlife Exemption Taxes

DESCRIPTION

Stand under the shades of the Towering Cypress on the riverbanks. Cannonballs, Belly Flops, Inner Tubes...this is definitely a place to make a splash! Cast your rod and reel in the catch of the day. Enjoy the sounds of rushing water, laughter of friends and family, peace and quiet.

Break out the telescope. Check out the stars in the clear night's sky. Search for planets. Stargaze constellations.

Exceptional building site offering views and beautiful sunsets. Full-Time, Retirement or Recreational building potential.

Bring the ATVs and UTVs. Explore. Hike. Hunt. Fish. Swim. RELAX!

Set up blinds, fill your feeders. Great for Hunting, Skeet shooting or Target practice.

Great pasture for grazing cattle or horses.

PRICE

\$537,460

TERMS

Cash to Seller, Third Party Finance
Possible Owner Finance

CONTACT

Brandon Bownds, Broker
Office (830)966-6111
Mobile (210)288-4325

WWW.BOWNDSREALTORS.COM



BRANDON BOWNDS

BROKER

1223 Main Street

P.O. Box 617

Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107

EMAIL

INFO@BOWNDSREALTORS.COM