



**BOWNDS**<sup>TM</sup>  
REAL ESTATE BROKERAGE

REALTORS®

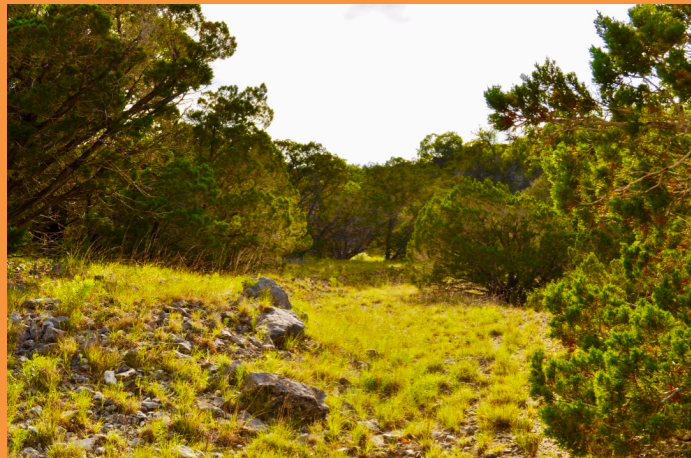
*Let us show you... Texas'*



PANORAMIC  
VIEWS

GREAT  
BUILDING  
SITE

QUIET



**BRANDON BOWNDS**  
BROKER

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

**(830)966-6111**

EMAIL  
[info@bowndsrealtors.com](mailto:info@bowndsrealtors.com)

WEB  
[www.bowndsrealtors.com](http://www.bowndsrealtors.com)

**ACREAGE**

12.5± Acres offering Exceptional Views

**LOCATION**

Utopia, Texas • Bandera County

**ACCESS**

County Road Frontage

**WATER**

Well

**TOPOGRAPHY**

Diverse topography changes. Hillside property with potential sites for building something simple for a weekend recreational place. Many of the upland spots create that nice place with beautiful panoramic views.

**VEGETATION**

Great tree coverage. Including but not limited to: Cedar, Live Oak, Spanish Oak and Madrone. Native grasses and prolific plant community.

**WILDLIFE**

Free-Roaming Habitat

**SURROUNDINGS**

Similar acreage properties. Beautiful Hill Country Views.

**IMPROVEMENTS & HIGHLIGHTS**

Older Single Wide Mobile Home (needs moving)

Fencing

Galvalume Panel-Gate Entrance

Well, Septic, Electric

Great Building Site with Excellent Views from your Covered Patio

Hiking Trails



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**PRICE**

\$95,000

**TERMS**

Cash to Seller

Third Party Finance

**CONTACT**

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