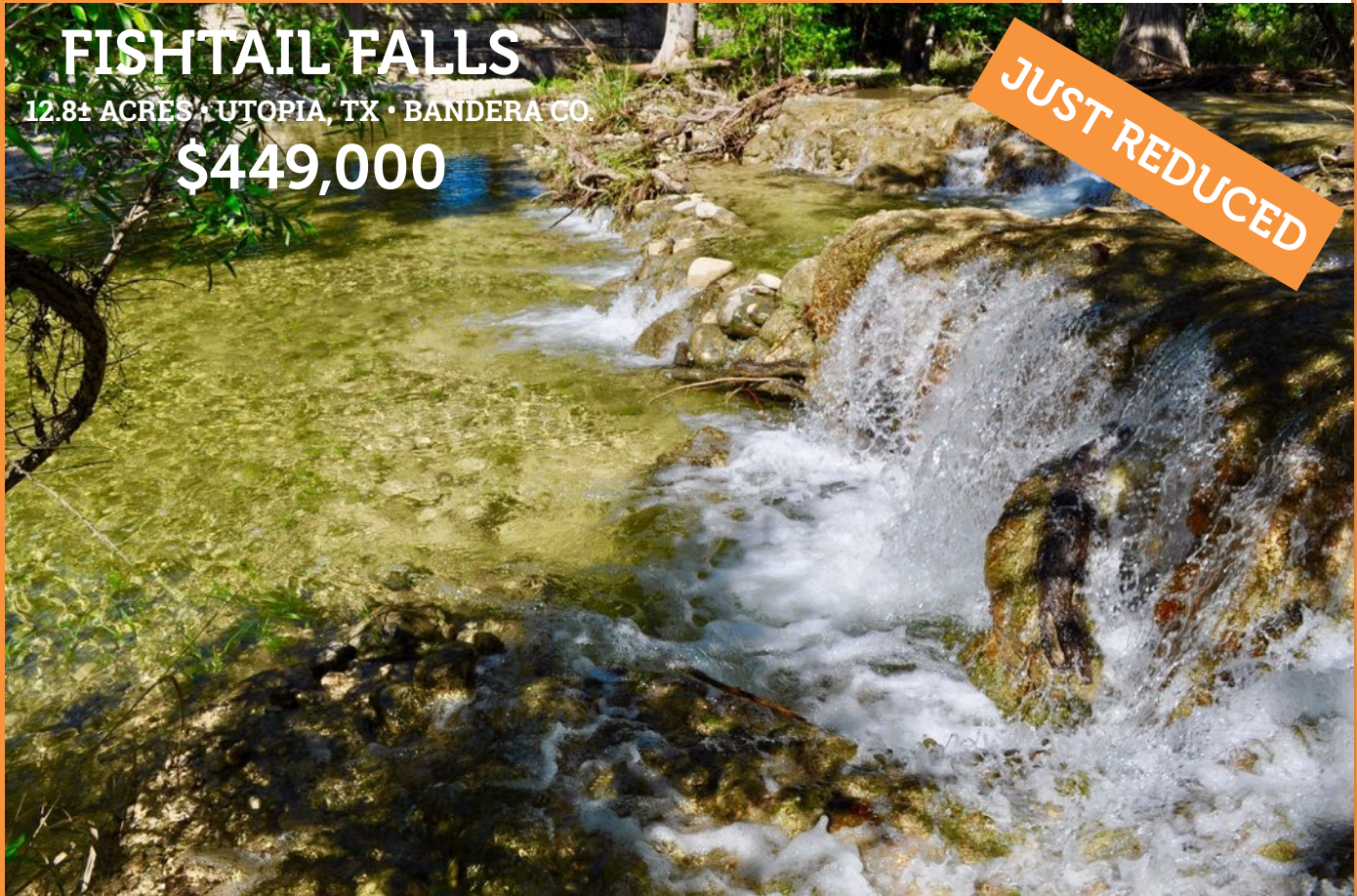




BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'



FISHTAIL FALLS

12.8± ACRES • UTOPIA, TX • BANDERA CO.

\$449,000

JUST REDUCED

SABINAL RIVER
FRONTAGE

WATERFALLS

CYPRESS HOLLOW
CREEK FRONTAGE

3BED/2BATH
A-FRAME HOME
OVERLOOKING THE
SABINAL RIVER

GARAGE / WORKSHOP

TOWERING
HARDWOODS



**BRANDON BOWNDS
BROKER**

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

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com

ACREAGE

12.8± Acres • Recreational Paradise

LOCATION

Utopia, Texas • Bandera County

Just a few miles North of Utopia, off Highway 187. Cypress Hollow Road Frontage.

ACCESS

All Weather Caliche Cypress Hollow Road leads to a Nicely Weathered Post and Rail Wood Fence that accents the Entrance of the Property. The Home is Hidden amongst the Towering Hardwoods along the River Bank.

WATER

Sabinal River Frontage

Cypress Hollow Creek Frontage

Water Well

TOPOGRAPHY

Level Land leading to the Home which is built on a High Bluff overlooking the Sabinal River and Rushing Waterfalls.

VEGETATION

The land is Blanketed with Flourishing Native Grasses and Colorful Blossoming Wildflowers. Forested with Vibrant Green Towering Hardwoods that provide the most desirable : Shade and Privacy. Also serves as a great source of vegetation for free-roaming wildlife. Some trees include but are not limited to : Massive Cypress, Sycamore, Oak, Pecan, Mesquite, Scattered Cedar and Various Aquatic Plants native to the Texas Hill Country River Region.

WILDLIFE

Numerous Species of Wildlife, Birdlife and Fish. Whitetail Deer • Axis • Hog • Turkey • Perch • Catfish • Bass • Various Songbirds



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IMPROVEMENTS & HIGHLIGHTS

Sabinal River Frontage - Pristine Clear Water

Cypress Hollow Creek Frontage

Waterfalls

Unique 3 Bedroom / 2 Bathroom A-Frame Home overlooking the Sabinal River

Lush Green Hedge Bushes accent the Front Entrance of the Home which looks out to a Forest of Towering Hardwoods

Native Stone Walk-Path / Patio Space

Large Rear Deck and Balcony sitting High on the Bluff overlooking Vibrant Green Grasses and Aquatic Plants, Towering Cypress and Rushing Waterfalls

Concrete Stairway leads down to the Bottomland below the Bluff

Numerous Windows throughout the Home open to the Views and Sounds of the River

Detached Oversized Garage / Workshop

Additional Separate Covered Parking for ATV's, UTV's, etc...

Large Firewood Storage Bin

Water Well • Septic • Electric

Inviting Recreational Property • Perfect Getaway

Relax with Family and Friends • BBQ • Swim • Fish • Sunbathe •

Explore • Observe the Wildlife



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TAXES

According to the Bandera County Appraisal District, Taxes for 2017 were Approximately \$4,363.50

PRICE

\$449,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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