

BOWNDS & ASSOCIATES INC., REALTORS ®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial -- Residential

"Selling the Texas Hill Country For Three Generations"

LOST CANYONS RANCH

ACREAGE: 404+/- acres Northeast of Utopia, Bandera County

LOCATION: Located between Vanderpool and Medina off of paved FM 337 tucked away at the end of Clark Creek Road.

TERRAIN: Combination of bottomland with fertile soil, scenic mountains, vast canyons, steep overhanging bluffs, beautiful grottos and rugged hill sides. Elevations range to an excess of 2,200 ft.

VEGETATION: The hardwoods on the ranch consist of many various species native to the Texas Hill Country area including: Live Oak, Spanish Oak, Blue Oak, Post Oak, Elm, Sycamore, Walnut, Madrone, Mountain Laurel and more. A variety of native plants and grasses also provide a great source of vegetation most desirable for wildlife and livestock.

GAME: This ranch has low perimeter fencing allowing for wild game to roam freely. There is an abundance of various species of wildlife native to this area, some including: Whitetail, Axis, Turkey, Quail, Dove, Hogs and more. The ranch is currently under Wildlife Tax Exemption Status.

IMPROVEMENTS: Improvements on this ranch consist of: An older 2 Bed, 1 Bath 1,400+/- sq. ft. ranch home sitting at the entrance of the ranch with a storage building/ATV carport within short walking distance. An outstanding road system stretches throughout the ranch along with defined trails allowing for full access all around the property, providing for great hunting, adventurous hiking and for the enjoyment of your ranch. The property features low perimeter fencing, lots of Cedar clearing, Two Wells and a 5,000+/- Gallon Water Storage Tank.

DESCRIPTION: At the peak of the 2200+ ft. elevation, there are amazing 360° views throughout the vast canyons of this ranch, giving you the privilege to capture the Hill Country and call it yours!

COMMENTS: End of the road ranch offering privacy and seclusion. This is a great recreational, hunting or production ranch. Six hunting blinds will convey with the sale of the property.

PRICE: \$2,950 per Acre

TERMS: Cash to Seller or Third Party Financing

BROKER: Brandon Bownds
Office (830)966-6111 Mobile (210)288-4325

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

'Let us show you... The Texas Hill Country'

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