

BOWNS

& Associates, Inc. REALTORS®



Shady Oaks

7.14± ACRES TARPLEY • BANDERA COUNTY \$58,548



Scenic

drive leading to the property.

Unimproved, Usable Land.

Great

BUILDING

Sites. Beautiful

Hardwoods. Plenty of Privacy.



view driving to property

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

BOWNS

& Associates, Inc. REALTORS®

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

(830)966-6111

Fax (830)966-6107

EMAIL INFO@BOWNSREALTORS.COM

WWW.BOWNSREALTORS.COM

ACREAGE : 7.14± acres with a beautiful hardwoods and potential building sites.

LOCATION : Tucked into the hills with a beautiful setting between Utopia and Tarpley, Bandera County.

TERRAIN : The topography is relatively flat throughout with subtle rises and dips along with a few rock outcrops spread around. The lay of the land is very practical, small but spacious. Easy building for a comfortable home for recreational or full time living use.

VEGETATION : Tall savannah grasslands mixed with spacious Oak mottes. Well preserved hardwoods some including but not limited to: Live Oak, Cedar Elm, Eve's Necklace, Spanish Oaks, Lacy Oaks, Walnut, Shin Oak, Escarpment Black Cherry, Persimmon and many more. Superb soil. Prolific Little Blue Stem and Side Oats Grama Grasses with isolated Thriving Big Blue Stem and Yellow Indian Grasses.

WILDLIFE : Wildlife is terrific flowing through the property with lots of diverse habitat. Including but not limited to: Whitetail, Axis, Fallow, Turkey, Painted Bunting, Summer Tanager, Ladder-back Woodpecker, Blue Grosbeak, Black and White Warbler, Mourning Dove, White Wing Dove, Bewick's Wren, Black Crested Titmouse, Black Chinned Hummingbirds and many more. Prime Habitat for free roaming wild game.

DESCRIPTION :

- 🏡 Great Potential. All usable, unimproved land.
- 🏡 Panoramic Views leading to property
- 🏡 Beautiful Mature Hardwoods
- 🏡 Easy Access
- 🏡 Great Building Sites
- 🏡 Plenty of Privacy

COMMENTS : Park and Lake are available for anyone owning the property. Includes picnicking area, recreational use such as canoeing, kayaking, and fishing.

PRICE : \$58,548

TERMS : Cash to Seller, Third Party Finance

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