



**BOWNDS™**  
REAL ESTATE BROKERAGE

REALTORS®

*'Let us show you... Texas'*



## BACKCOUNTRY RANCH

65.30± ACRES • UTOPIA, TX • UVALDE CO.

**\$399,000**

HUNTING AND  
RECREATIONAL RANCH

FREE ROAMING NATIVE  
WILDLIFE

2/1 CABIN OVERLOOKING  
HILL COUNTRY VIEWS

HIKE, HUNT, RELAX

EXPLORE AND CREATE  
OFF-ROAD TRAILS



**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**

65.30± Acres

## **LOCATION**

Utopia, Texas • Uvalde County

## **WATER**

Water Well • Water Storage Tank

## **TOPOGRAPHY**

Range of elevations throughout. Flat Land Areas, Rolling Terrain, Mountainous Terrain and incredible views in all directions.

## **VEGETATION**

Heavily Wooded. Live Oak, Mountain Laurel, Guajillo, Persimmon, Agarita. Excellent spread of preferred food source for deer and Exotic Wildlife.

## **WILDLIFE**

Variety of Free Ranging Wildlife including Whitetail, Feral Hog, Turkey, and Ringtail Cat.

## **IMPROVEMENTS & HIGHLIGHTS**

Great Hunting and Recreational Ranch

Ideal for Weekend Getaways with Family and Friends

Nice 2 Bedroom - 1 Bathroom Cabin, Open Floor Plan, Large Covered Porch overlooking Great Views

Electric, Septic

Water Well • Water Storage Tank

All-Weather Caliche Driveway

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**TAXES**

Currently Ag Exempt

**PRICE**

\$399,000

**TERMS**

Cash to Seller, Third Party Finance

**CONTACT**

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325



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