



BOWNDSTM
RANCHES

RANCHES • LIVE WATER • FARMS
HUNTING • RECREATIONAL PROPERTIES

NEW
TROUVAILLE
(A LUCKY FIND)

29.24± ACRES
TO BE SURVEYED

UTOPIA, TEXAS
BANDERA COUNTY

'Selling Texas'

Land.

29.24± Acres—Beautiful Small Scale Ranch. Excellent Hunting, Recreation or Full-Time Living.

Located 6± miles NE of Utopia on North Little Creek Road. Great Useable Land— Level with Subtle Contours. Attractive Site.

Great Access off Paved N Little Creek Road. Beautiful Mountain Views. Excellent Dense Tree Coverage. Large Live Oak.

Modest Restrictions set in place to help maintain property values.

Additional Adjoining Acreage Available.

Water. ELECTRIC

Great Sites for Water Well.

Electric available nearby for Easy Tie-On.

Ideal Building Sites and Potential Lake Site.

PRICE
\$465,000

Contact Brandon Bownds, Broker

 (830)966-6111

 (210)288-4325

 WWW.BOWNDSRANCHES.COM

 INFO@BOWNDSRANCHES.COM



Wildlife.

Currently under Wildlife Tax Exemption Status.

Heavy Wildlife Traffic including Whitetail Deer, Turkey, Hog and occasional Axis.

Great sites for setting up feeders.