



**BOWNDS**  
RANCHES

RANCHES • LIVE WATER • FARMS  
HUNTING • RECREATIONAL PROPERTIES

NEW LISTING

# JaX Black

## HOLLOW

18± ACRES

Utopia, Texas

BANDERA COUNTY

*Selling Texas*

Bownds Ranches © 2022. Information is believed reliable but is not guaranteed by REALTOR. Property is subject to prior sale, correction or withdrawal without notice.

**Acreage.** 18± Acres - To Be Surveyed

## Location.

354 Blackjack Hollow—6.5± miles Northeast of Utopia, Texas - Bandera County.

1.5± hour drive from San Antonio, 3± hour drive from Austin, 4.5± hour drive from Houston.

## Access.

Frontage on County Maintained Blackjack Hollow Road with easy access. Few established hiking trails.

551.91± Acres—Southwestern Hunting

## Tax Exemption

Currently Wildlife Tax Exemption Status

## Land.

Texas Hill Country Recreation and/or Full-Time. Suitable 'as-is' for the perfect Hillside Camp-Out. Rolling Bottomland and Tree Covered Hillside.

## Water.

Main Water Source is a Rain Catchment System that is kept under cover.

Small water trough for wildlife.

**Power.** There is power to the property.

## Improvements.

832± Square Foot Barn

- 160± sf is cooled room
- 416± sf is open covered area
- 256± sf is enclosed storage area

Two Buildings with bone structure to tackle a renovation project for weekend living or a cool honky-tonk hang-out.

## Wildlife.

Whitetail Deer  
Turkey  
Hog

## Vegetation.

Heavily Treed studded with Large Live Oak, Native Plant Life and Juniper Cedar. Autumn adds a vibrant splash of color from the Spanish Oaks.

## Soils.

Eckrant Rock consisting of well drained, moderately slowly permeable soils shallow over indurated limestone bedrock.

## Special Notes.

Great Building Site with Promising Views. Potential for—Weekend Getaways, Full-Time Residency, Airbnb or VRBO.

Perfect setting for a Hillside Hotspot! Great Hiking.

Quiet Escape.

New Listing

**PRICE**

**\$299,000**

Contact Brandon Bownds, Broker

(830)966-6111



(210)288-4325



WWW.BOWNDSRANCHES.COM



INFO@BOWNDSRANCHES.COM

