

8400 COUNTY ROAD 354
UTOPIA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

NEW LISTING

SPRING HILL RANCH



**BOWND'S
RANCHES**TM

BRANDON BOWND'S, BROKER

454.38± ACRES

UVALDE COUNTY



ACREAGE. 454.38± Acres

LAND TYPE. Texas Hill Country
Hunting & Recreation
Livestock & Wildlife
Full-Time, Weekend, Seasonal

TAX EXEMPTION. 1-d-1 Agriculture Use Tax Exemption
According to the Uvalde County Appraisal District, estimated annual taxes for 2026 are approximately \$2,275.

LOCATION. Located at 8400 County Road 354, Utopia, Texas in Uvalde County, and locally known as Seco Creek Road, this ranch offers the kind of peaceful Hill Country setting people dream about. Just approximately 15 minutes southeast of Utopia, the property combines convenience with privacy, giving you easy access to town while still feeling tucked away from it all. With paved frontage for easy access and a quiet, private atmosphere, this ranch is the perfect blend of comfort, seclusion, and classic Texas Hill Country magnetism that pulls you in.

Whether you're looking for a full-time relocation property, a relaxing retirement retreat, or the ideal recreational getaway, this ranch checks every box. With excellent hunting opportunities, wide open spaces, and the beauty of the surrounding countryside, it's a place built for making memories, enjoying the outdoors, and embracing the slower pace of ranch life.

ACCESS. Access to the ranch is both convenient and dependable, featuring paved county road frontage that leads directly to a secure gated entrance. From there, an all-weather driveway provides smooth, reliable access to the improvements — in all seasons and conditions. The ease of entry makes the ranch ideal for full-time living, weekend getaways, or hosting family and guests without sacrificing the peaceful privacy and seclusion that define this beautiful Hill Country setting. Tucked away from the hustle and bustle, Spring Hill Ranch offers the perfect balance of accessibility, comfort, and quiet country living.



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LAND.

The land is nothing short of spectacular — the kind of property that leaves a lasting impression the moment you set foot on it. Tucked away in an exceptional private setting, this ranch offers a rare combination of beauty, usability, and peaceful seclusion. Rolling wooded acreage, striking limestone outcrops, deep draws, and a live spring create an incredibly scenic landscape rich with character and natural appeal. Two prominent hills rise from the ranch, providing outstanding opportunities for hiking, trail riding, exploring, and taking in breathtaking views across the surrounding countryside. A truly remarkable opportunity to own something special.

WATER.

TWO WELLS AND A LIVE SPRING. The ranch is well equipped with two water wells, one that reliably services the established improvements, while a live spring tucked deep within the draw adds both beauty and authenticity to the landscape. Beyond its scenic appeal, the spring serves as a natural and dependable water source for the abundant native wildlife that freely roam the property.

WILDLIFE.

The ranch has a mix of low and high fencing and supports an abundance of native wildlife offering an authentic Hill Country experience for nature lovers, wildlife enthusiasts, and hunters alike. Whitetail deer, wild hogs, turkey, dove, quail and a variety of native songbirds can be seen regularly throughout the property along with smaller wildlife including raccoons, squirrels, rabbits, foxes and more. Adding to the unique appeal, the ranch neighbors an exotic game property, creating the occasional opportunity to spot free-roaming exotic animals that have escaped and are passing through the area — an exciting and rare bonus!

VEGETATION.

The ranch is heavily wooded with a great mix of native vegetation—live oak, cedar, persimmon, agarita, sprays of wildflowers, plenty of native grasses, brush and aquatic plants found near the spring including flourishing fern. It's the kind of diverse habitat that wildlife love, offering both dependable food sources, excellent cover and desired shade.



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POWER. Power is already on the property servicing the existing improvements.

IMPROVEMENTS.

3 BEDROOM - 3.5 BATHROOM CUSTOM RANCH HOME -

Custom built for comfort, functionality, and the beauty of ranch living, this exceptional 3 bedroom, 3.5 bathroom home offers just over 3,400± square feet of inviting living space in a truly remarkable setting. Expansive covered porches capture breathtaking views and peaceful surroundings, creating the perfect place to unwind and enjoy the quiet of the countryside. Designed with both everyday comfort and long-term livability in mind, this ranch is ideal for relocation, retirement, or anyone seeking a private retreat with timeless appeal.

GREAT ROOM. The great room is immediately the heart of the home — warm, inviting, and built for gathering. Rich wood ceilings, expansive windows, and a floor-to-ceiling stone fireplace create the perfect blend of rustic charm and timeless comfort. The open layout offers plenty of space for entertaining, relaxing after a day outdoors, or simply enjoying the peaceful views that pour in through the oversized windows. With natural light, vaulted ceilings, and authentic ranch-style character throughout, this space feels both grand and welcoming all at once.

PARLOR. The parlor offers a simple elegance. Hardwood floors and soft natural light create an inviting space perfect for reading, conversation, or relaxing in peace and quiet.

KITCHEN & DINING. Designed with practicality in mind, the kitchen offers abundant storage, expansive cabinetry, and generous workspace for everyday living or entertaining family and friends. Warm wood finishes, granite countertops, and a functional center island. Large windows bring in natural light and views of the surrounding landscape, making this kitchen as enjoyable as it is functional.

Framed by oversized windows that capture breathtaking views of the surrounding landscape, the dining room offers an inviting setting for gathering with family and friends. Natural light pours into the space, creating a peaceful atmosphere that perfectly complements the home's quiet ranch setting. Whether hosting holiday dinners or enjoying a slow morning coffee, this dining area combines comfort, simplicity, and scenic beauty in a truly memorable way.



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3 BEDROOMS + 3.5 BATHROOMS. The master bedroom serves as a private retreat, highlighted by a stunning floor-to-ceiling stone accent wall that brings warmth, texture, and timeless ranch character to the space. Tall vaulted ceilings, exposed beams, and rich wood flooring adds comfort and elegance throughout. Double doors lead directly out to the covered porch, offering a quiet place to enjoy the fresh air and scenic views right from the comfort of your suite.

STORAGE SHED/COVERED PARKING - The ranch is equipped with a simple yet functional equipment and covered parking shed. Well-positioned for ranch operations and everyday utility. The structure offers convenient covered storage for equipment, vehicles, trailers, and ranch tools.

WHAT MAKES

SPRING HILL RANCH SPECIAL. Opportunities like this are few and far between — especially in this area. With its impressive acreage, beautiful landscape, and thoughtfully minimal improvements that allow the land's natural character to shine, this is the kind of property that rarely comes available and is not one to miss.

- Two prominent hills offering long-range Hill Country views
- Live spring tucked within the landscape
- Level bottomland with excellent usability
- Gently-rolling terrain with natural elevation changes
- Rugged limestone outcrops and native rock features
- Deep draws creating character and privacy throughout the ranch
- Scenic ridgelines and elevated vantage points
- Mature native hardwoods scattered across the property
- Open grassy areas balanced with pockets of thicker cover
- Diverse topography supporting both recreation and wildlife habitat
- Classic Texas Hill Country landscape with a blend of usable land and rugged beauty

NEW LISTING

PRICE

\$3,995,000

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