

BOWNDS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

WestGate River Ranch

ACREAGE: 55.69+/- acres with over 3,000 ft. on the beautiful Sabinal River.

LOCATION: Approximately 4 miles North of Utopia, Bandera County, Texas.

TERRAIN: Nice combination of open pasture with fertile soil, great tree coverage for potential building sites, and over 3,000 ft. of solid rock bottom Sabinal River.

VEGETATION: Trees native to this area include Large Cypress lined along the river banks, scattered Mesquite and beautiful Live Oak. A variety of native plants provide a source of vegetation most desirable for wildlife and livestock.

GAME: This ranch is partially fenced allowing wild game to roam freely. There is an abundance of whitetail deer, axis deer, turkey and many other species of wildlife native to this area.

DESCRIPTION: Over 3,000 ft. along the Sabinal River
Deep Swimming Holes
State Highway Frontage
Quality Gated Entrance
Caliche Road for easy access into the property
Native Pasture Land
Great views of the surrounding hills
Privacy and Seclusion
No Restrictions
Excellent Hunting
Wildlife Tax Exemption

COMMENTS: A great recreational, hunting or production ranch offering privacy, seclusion and great potential home sites.

PRICE: \$649,000

TERMS: Cash to Seller

BROKER: Brandon Bownds
Office (830)966-6111
Mobile (210)288-4325

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

‘Let us show you.. The Texas Hill Country’

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www.bowndsrealtors.com