

BOW WOOD DRIVE
UTOPIA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

NEW LISTING

CYPRESS ROW



**BOWND'S
RANCHES**TM

BRANDON BOWND'S, BROKER

10.01± ACRES

BANDERA COUNTY



ACREAGE. 10.01± Acres

LAND TYPE. Texas Hill Country
Live Water
Recreation
Full-Time, Weekend, Seasonal Rural Living

TAX EXEMPTION. Wildlife Management Tax Exemption
A treasured benefit to the property and a rare exemption status granted to a property of this size. Through a fairly simple annual process to maintain and keep the exemption status, its well worth every second put into your efforts. The property entices extremely affordable annual taxes that anyone would be happy to shell out the cash for. So how much are they? According to the Bandera County Appraisal District, 2024 annual taxes were only a whopping \$8.42! Now... you can't beat that!

LOCATION. Located a short 7± minutes from the heart of Utopia. A prime location that makes it all within reach and a short distance from the center of town. Paved FM 187 to Cornelius Road and Bow Wood Drive.

Under an hour to the conveniences of H-E-B, Walmart, restaurants, ag equipment, building supplies, movie theaters, craft stores and more.

ACCESS. The property fronts a short and well constructed easement road maintained by agreement of the land owners who use it. The road given the fitting name of Bow Wood Drive, due to the history of the surrounding area and nature of the hardwoods that possess the properties suitable for crafting archery bows.

As you approach the main entrance of the property, you are greeted by metal gated frontage providing a sense of sturdy security. Beyond the gate lies an excellent driveway, smoothly packed, leading the way to your next destination of relaxation and comfort—the transition path that leads your way from the outside world into your own personal sanctuary.



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LAND. Grassy tree studded bottom land, limestone river banks lined with a row of towering Cypress, strong flowing river frontage and nearby mountain views—an excellent array of attributes that create a peaceful setting to escape to and unwind. Its perfect setting provides prime riverside picnic spots and a great landscape for building a quaint cabin or extravagant home.

The land lends itself to investment, relaxation and is ideal for some competitive outdoor games—maybe some good old-fashioned horseshoes and washers, cornhole, ladderball, spikeball or maybe even some disc golf. Nothing beats the laid-back experience of outdoor fun and classic favorites riverside and underneath the warm sun. Surrounded by laughter of family and friends all enjoying each others company and competitiveness, there's no better feeling.

WATER.

SABINAL RIVER FRONTAGE. When you have a chance to own your a stretch of river frontage, that's a big factor that makes a big difference, both in your living experience as well as your investment. Relax. Unwind. Enjoy the soothing sounds. Enjoy the outdoor adventures like swimming, fishing, floating or simply getting your feet wet on a hot summer day. The harmonious blend of natural beauty in your surroundings plus an ideal building site within a stone's throw of the river provide recreational opportunity that can't be beat!

WILDLIFE. Whitetail, Axis, Turkey, Hog, Native Wildlife, Woodland Birds, Migrating Waterfowl and Aquatic Life. The land sports a healthy wildlife population.

VEGETATION. The variety of amazing hardwoods on this property only add to the charm and beauty of your surroundings. The Cypress tower and cast a blanket of shade along the river banks creating an ideal atmosphere for relaxation, recreation and fun.

Cypress, Sycamore, Oak, Mesquite, Persimmon and Aquatic Plants. The lush vegetation welcomes you and wraps you in with putting on a spectacular show transforming lush greens to fiery reds, vibrant oranges and rich yellows as the seasons change...a kaleidoscope of colors on full display.



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SOILS.

The property features rich soils that play a pivotal role in fostering healthy tree and plant growth—like nature’s luxurious carpet. Essential nutrients create an optimal environment for vegetation to thrive. It sets the perfect foundation for those vibrant landscaping visions to finally come to life. This property’s soil provides ample support for roots to establish themselves firmly and grow vigorously.

POWER.

Electricity is nearby with super easy availability for tie-on to fuel tools for construction and activities that bring the property together.

NOTES.

Dive into a day filled with adventure...or a weekend, or a week, or forever! With the river at your fingertips, the possibilities are endless. Grab the swimsuits and lawn chairs, bait the hook for some fishing fun, blow up the floats for some relaxation and set up those outdoor games for a bit of competition and bragging rights! Let adventure guide you and the property location is a perfect median for gathering with family and friends coming from near and far.

MOST UNIQUE FEATURES OF THIS LIVE WATER PROPERTY.

One of the standout characteristics of Cypress Row is obviously the towering Cypress that line the banks along the property’s Sabinal River frontage. Not every property is fortunate enough to have those strong characteristics, but this one does!

Its perfect for family and friends to hang out and a wise investment to boot.

NEW LISTING

PRICE

\$550,000

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