



BOWNDSTM
REAL ESTATE BROKERAGE

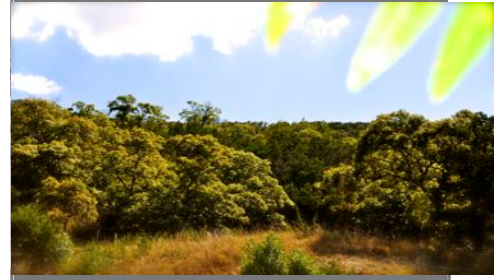
REALTORS[®]

'Let us show you... Texas'



Red Oak Canyon

32.28± Acres Utopia • Bandera County \$199,000



BOX CANYON
PHENOMENAL
VIEWS
IDEAL ELEVATED
BUILDING SITES
PRIVATE
HUNT, HIKE, CLIMB
SEE THE SIGHTS



BRANDON BOWNDS
BROKER

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Information is believed reliable, but is not guaranteed by Realtor[®]. Property is subject to prior sale, correction or withdrawal without notice.

ACREAGE

32.28± Secluded Acres featuring a Scenic Box Canyon setting

LOCATION

Utopia, Texas • Bandera County

ACCESS

Entrance off Red Oak Trail

WATER

Wet Weather Draw. Ideal Pond Site.

TOPOGRAPHY

Very diverse with many topography changes. Box Canyon. Draws. Level terrain providing for many potential sites for building one's dream retirement house or just something simple for a weekend recreational place. Many of the upland spots create that nice place with beautiful panoramic views with tall peaks as the backdrop. There are many terraced benches with gentle sloping terrain that lead to the next segment of vast open flat space of land. Around the parameter of the box canyon, there are spectacular overlooks with extensive views all around. Boulder rich. Well established native grasses. Heavily wooded with massive Oaks and an abundant variety of other trees native to the Hill Country creating privacy.

VEGETATION

Covered with beautiful hardwoods including Red Oak, with a beautiful display of bright shades during fall foliage, springtime wildflowers blooming in the lush green native grasses and prolific plant community. Flourishing with Madrone trees. Abundance of large Live Oak and many other tree and plant species native to the area.

WILDLIFE

Wildlife is terrific flowing through the property with lots of diverse habitat. Prime for free roaming wild game.

SURROUNDINGS

Red Oak Canyon is perfectly set amidst large neighboring properties. Serene Ambience. Extensive Awe-Inspiring 360° views.

IMPROVEMENTS

Electric



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HIGHLIGHTS

Box Canyon Setting

Ideal Elevated Building Sites

County Road Access

Well Established Caliche Road leading to Excellent Elevated Building Sites

Hillsides, Useable Bottomland, Flat Open Spaces of land creating Excellent Building Sites with Picture Perfect Views across the Canyon

Beautiful Hardwoods that produce an array of vibrant colors during Fall Foliage

Awesome Landscape Boulders

Wet Weather Draw

Private

Spectacular Views

Great Pond Site

DESCRIPTION

Build the perfect Full-Time, Retirement or Recreational Home. Think... Wood-burning Fireplaces, Expansive Windows and Private Patios. Relieve your stresses. Escape the crowds. Red Oak offers an abundance of natural excitement to explore.

Set up the Telescope and gaze at the stars and planets with clarity. Break out the binoculars and watch the wildlife roaming nearby.

Exceptional elevated building sites featuring breathtaking views and beautiful sunsets. Full-Time, Retirement or Recreational building potential.

Bring the ATVs and UTVs. Explore through the established trails or go off road and create your own. Climb to the top of the Hills and see the beauty of the Texas Hill Country. Amazing views across the Sabinal Canyon.

Set up blinds, fill your feeders. Hunt, Skeet Shoot or Target practice.

PRICE

\$199,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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