



BOWND'STM
REAL ESTATE BROKERAGE

REALTORS[®]

'Let us show you... Texas'

Iron Hill Ranch

53± Acres Utopia • Bandera County \$590,000



IMMACULATE CUSTOM
RUSTIC RANCH HOME

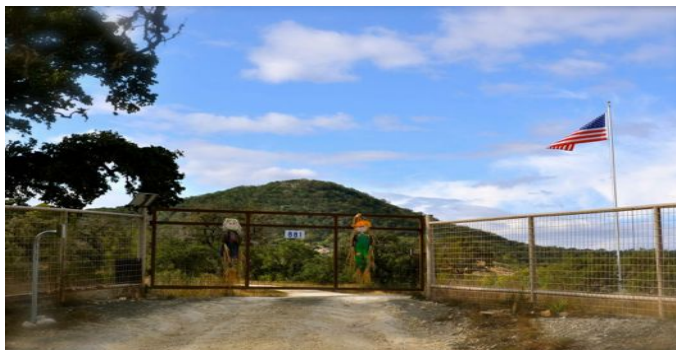
HIGH QUALITY 8 TANK
WATER STORAGE
SYSTEM

TRINITY WELL

VARIETY OF FREE
ROAMING WILDLIFE

HEALTHY HARDWOODS

STUNNING VIEWS



BRANDON BOWND'S
BROKER

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107

EMAIL

INFO@BOWND'SREALTORS.COM

WWW.BOWND'SREALTORS.COM

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

ACREAGE

53± Well Maintained Acres featuring a Custom Rustic Ranch Style Home with an inviting Covered Patio overlooking Stunning Views. Framed with Healthy Hardwoods and accented with a Manicured Yard. Storage Barn with Enclosed Parking and Shop/Studio Area. Showcasing Beautiful Sunsets and most desired Privacy!

LOCATION

Utopia, Texas • Bandera County

ACCESS

Access the Ranch off North Little Creek Road

WATER

Trinity Well • Quality Eight Tank Rain Catchment System • Wet Weather Draw

TOPOGRAPHY

Very diverse with many topography changes. Great combination of level and Gently Rolling lowlands with fertile soil to Steep and Rugged Highland Terrain with exceptional views. Many of the upland spots create that nice place with beautiful panoramic views with tall peaks as the backdrop. Elevations up to 1,760± Ft.

VEGETATION

Forested with a blanket of well preserved hardwoods including Live Oak, Spanish Oak, Blue Oak, Madrone, Walnut, Fig and Cedar. Prolific Plant Community. Several color changing trees add a vibrant splash of color during Fall Foliage. Lush Greenery highlights the exterior of the home.

WILDLIFE

A list of native wildlife and birdlife are attracted to this ranch feeling very secure and welcome. Whitetail Deer • Wild Hog • Turkey • Porcupine • Raccoon • Opossum, just to name a few.

SURROUNDINGS

Larger neighboring ranches. Beautiful Sunsets.

IMPROVEMENTS & HIGHLIGHTS

Custom 3-Bed/2-Bath, 2,200± Sq. Ft. Single Story Rustic Ranch Home, Large Covered Porches, accented with Flowering Plants and shaded by a Beautiful Large Live Oak.

The Exterior of the home showcases multiple variations including: Random Sized Stone, Stucco, Covered Concrete Patio with Cedar Posts.

Great Color Scheme and Layout throughout the Exterior and Interior of the Home creating a fully functional flow.



BRANDON BOWNDS

BROKER

1223 Main Street

P.O. Box 617

Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107

EMAIL

INFO@BOWNDSREALTORS.COM

Detached Barn/Shop/Studio provides Enclosed Parking and additional room for Storage and Work Space.

High Quality Eight Tank Rain Catchment System, painted creating a nice flow and quality appearance.

Sit and Relax under the Covered Patio overlooking Beautiful Views, Amazing Sunsets and Late Night Starry Skies.

Knotty Alder Exterior Doors add a Stylish and Upscale appearance.

The Open Interior Design is highlighted by Large Upgraded Windows looking out to Amazing Views.

Calm selection of Tile Flooring throughout the Home.

Gourmet Kitchen sure to impress with Knotty Alder Custom Built Cabinetry, Granite Countertops and Stainless Steel Appliances. Electric Range • Island with Raised Bar Area • Tile Back-splashes and Quality Characteristics. Elegant Track and Recessed Lighting • Plenty of Counter Space and Storage. Open to Great Room, excellent for entertainment.

Large Wood Burning Stove in the Kitchen/Great Room area accented with a Stone wall adding a unique flair.

The Master Bedroom sits just off the Great Room, designed for Maximum Comfort. Large windows Expose the Hills in the Background • Knotty Alder Interior Doors • Ceiling Fan • En Suite Master Bath complete with Full Tile Shower and Bead Board Tub Surround with Tile Backsplash. Walk-In Closets. Double Vanities accented with Granite Countertops and Backsplash.

Office or Guest Bedroom features a great view out to the Oak studded property with a Backdrop of the Texas Hills.

Spacious Utility Room with Custom Cabinetry and Plenty of Storage. Great space for an additional freezer or fridge.

Electric Gated Entrance

Septic System

Trinity Well



BRANDON BOWNDS
BROKER

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107
EMAIL

INFO@BOWNDSREALTORS.COM

MINERALS:

All owned minerals shall convey

PRICE

\$590,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325

WWW.BOWNDSREALTORS.COM



BRANDON BOWNDS

BROKER

1223 Main Street

P.O. Box 617

Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107

EMAIL

INFO@BOWNDSREALTORS.COM