

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



**BOWNDS**<sup>™</sup>  
**RANCHES**

*Just Reduced*  
**FRIO RIVER**  
**RANCH**

**329± ACRES**

**4832 FM 336**  
**LEAKEY, TEXAS**  
**REAL COUNTY**

*'Let us show you... Texas'*



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Property is subject to prior sale, correction or withdrawal without notice.



## PRICE

# \$3,749,000

- Beautiful Pecan Bottom Location with River Home overlooking Strong Flowing W. Frio River Frontage
- Highway Frontage. Gated Entrance.
- 2-Car Shop/Garage, Shed, Paved Driveway
- 3 Bedroom / 2 Bathroom Home overlooking the River with Breezeway Patio to Bunkhouse with Bathroom and Utility Area. Widespread Open Porches. Manicured Yard. Impressive Retaining Wall with Concrete Stairway leading down to the River. Fireplace.
- 3 Bedroom / 2 Bathroom Guest Home with Electric Gated Entrance, Manicured and Fenced Yard Area, Multiple Equipment Storage Barns/ Shops
- 2 Unfinished Cabins
- Beautiful Native Pecan Bottom, Level and Gently Rolling Grassy Bottomlands, Rising Uplands, Bluffs, Deep Canyon & Steep Ravine



## Water Features

- Strong Flowing W. Frio River Frontage
- Water Wells
- Water Trough

## Highlights

- Ideal Ranch for Fishing, Floating, Swimming, Relaxing, Grazing, Hunting and Ranching
- Established Trails
- Ag Tax Exemption
- Displays of Dramatic Hills, Beautiful Deep Canyons, Bluffs and Incredible Mountain and Valley Views

## Vegetation

- Live Oak
- Pecan
- Spanish Oak
- Sycamore
- Blue Oak
- Mesquite
- Mountain Laurel
- Persimmon
- Multitude of other Trees & Plant Life

## Wildlife

- Whitetail
- Axis Deer
- Fish
- Turkey
- Sika
- Rabbits
- Hog
- Squirrel
- Songbirds
- Raccoon
- Migratory Birds



Brandon Bownds, Broker  
**(830)966-6111**

[info@bowndsranches.com](mailto:info@bowndsranches.com)

www.BowndsRanches.com