

\$985,000 - 412 Lebouf Rd, Utopia

MLS® #1895107

\$985,000

3 Bedroom, 3.00 Bathroom, 1,906 sqft
Farm Ranch on 12.80 Acres

N/A, Utopia, TX

A beautiful ranchette, Sabinal River House, on 12.8 acres. This property has it all - two sources of live water, Sabinal River and Cypress Hollow Creek. The property has lots of wildlife including white tail deer, turkey, dove, Axis Deer and a stunning home with 3 bedrooms and 2.5 baths, screened-in sleeping porch, large outdoor patio overlooking the banks of the Sabinal River. Enjoy an indoor fireplace with floor to ceiling Austin stone. The patio also boasts a custom fireplace on the patio also made of Austin stone. This is a Luxury Home you got to see it and buy this dream forever home or weekend retreat!!! Property has 12.8 acres of pecan, cypress and mesquite trees with approximately 640 feet of Sabinal River Frontage and the Cypress Creek along the east property line. Electricity by Bandera Electric, water well with filtration system and a septic tank. Kitchen has beautiful counter tops, dishwasher, trash compactor, refrigerator and stove with stainless steel vent. The Cypress Creek springs are flowing. The Sabinal River water flow is seasonal and photos attached are of high flowing times for the Sabinal River.



Essential Information

MLS® #	1895107
Price	\$985,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,906
Acres	12.80
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	412 Lebouf Rd
Area	3100
Subdivision	N/A
City	Utopia
County	Bandera
State	TX
Zip Code	78885

Amenities

Utilities	Electricity, Cable TV, High Speed Internet, Telephone, Water
-----------	--

Exterior

Exterior Features	River, Creek, Exotic Game, Fenced, Garage, House
Construction	Frame

School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market	66
----------------	----

Listing Details

Listing Agent	James Duerr
Listing Office	BHHS Hill Country Properties

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of October 29th, 2025 at 8:36am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective

properties consumers may be interested in purchasing.