



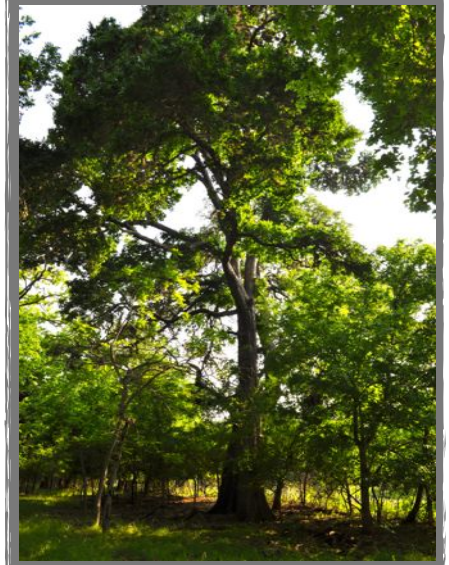
BOWND'S™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

The Mounds

5.445± Acres Vanderpool • Bandera County \$99,000

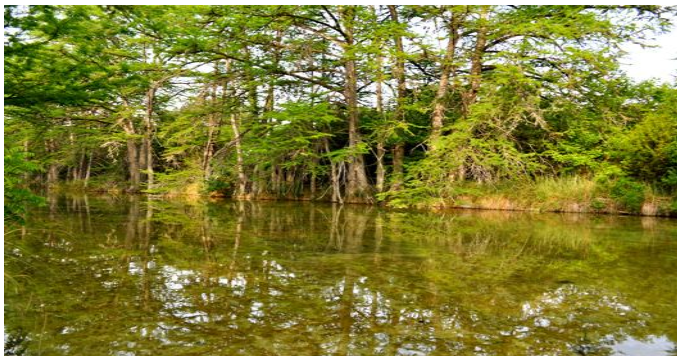


EXCELLENT FOR
RECREATION OR
FULL TIME LIVING

TOWERING SHADE
TREES

½ INTEREST IN
0.397± AC ON THE
SABINAL RIVER

GREAT BUILDING
SITE



BRANDON BOWND'S
BROKER

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

(830)966-6111

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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

5.445± Acres with ½ interest in 0.397±ac Sabinal River Tract. Great Building Site and Recreational Opportunities.

LOCATION

Vanderpool, Texas • Bandera County

ACCESS

Off FM 187 or Old Mill Creek Road

WATER

½ Interest in 0.397± Acres on the strong flowing Sabinal River.

TOPOGRAPHY

Level terrain providing for a potential site for building one's dream retirement or full time residence or just something simple for a weekend recreational place.

VEGETATION

Lush Greenery. Flourishing Native Grasses, an abundant variety of Beautiful Towering Hardwoods and prolific plant community, including but not limited to: Live Oak, Cedar Elm, Blue Oak, and many more. Cypress and Sycamore studded River banks.

WILDLIFE

Prime habitat for free roaming wild game. Whitetail, Axis, Turkey, Raccoon, Ringtail, and a diverse array of birdlife. Bass, Perch.

SURROUNDINGS

The Mounds is surrounded by larger neighboring properties. Additional adjoining acreage available.

IMPROVEMENTS

Electric Available

HIGHLIGHTS

½ Interest in 0.397± acre Wide, Strong Flowing Sabinal River Tract

Widespread Indian Mounds and Artifacts

FM 187 and County Road Frontage

Abundant Variety of Beautiful Towering Hardwoods

Excellent Potential Building Site

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DESCRIPTION

A great place with a little bit of history. Widespread Indian Mounds and Artifacts can most likely be found on this property. Bring on the heavy equipment or a simple shovel and see what history has in store or keep the beauty of nature preserved and in tact.

Perfect place to kick back and relax. Set the lawn chairs in the river to cool off or on the grassy banks enjoying BBQ and cold drinks with family and friends. Create memories and cherish the laughter.

Ideal location to build a full-time, retirement or simple recreational getaway with Towering Hardwoods all around displaying lush greenery in the spring time and a parade of color in the fall.

Plenty to do. Within a few minutes to Lost Maples State Natural Area for a good hike or picnic. Scenic drive over one of the most beautiful roads in the Texas Hill Country to Garner State Park bringing back timeless memories and new traditions. Short drive just down the road to Vanderpool's own Winery, great for wine tasting and mingling. Play a game of leisure golf at the Utopia Golf Course, home of the movie '7 Days in Utopia'. Fine dining at the Laurel Tree, casual dining at the Lost Maples Cafe, both in Utopia, or gourmet dining at Mac & Ernie's in nearby Tarpley. Lost Maples General Store just up the road for all things convenient!

PRICE

\$99,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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