



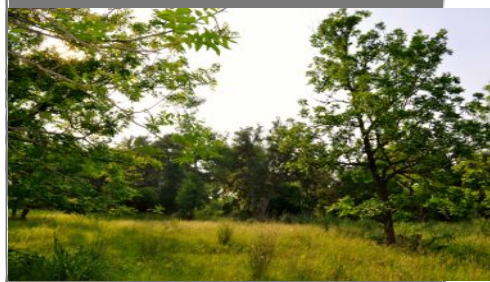
# BOWND'S™

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



## Riverbreak

5.05 Acres Vanderpool • Bandera County \$174,900

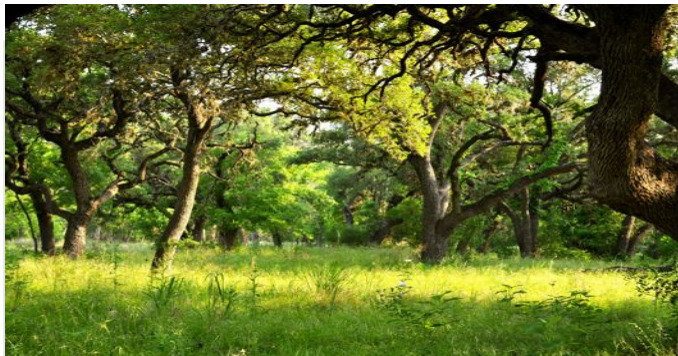


PRIME  
RECREATION  
DESTINATION

SWIM  
FLOAT  
RELAX  
BBQ

EXCELLENT  
BUILDING SITE

PRIVATE



1223 Main Street

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**(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.

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## ACREAGE

5.05± Acres with BOTH sides of the Strong Flowing Cypress Lined Sabinal River.  
Rare Opportunity!

## LOCATION

Vanderpool, Texas • Bandera County

## ACCESS

FM 187 Frontage

## WATER

BOTH sides of Strong Flowing, Crystal Clear Sabinal River Frontage, some of the best recreational Live Water in the area. Deep Holes and Shallow Flats, Solid Rock Bottom. Wet Weather Draw.

## TOPOGRAPHY

Great combination of level and gently rolling terrain with fertile soil perfect for an exceptional building site. Solid rock bottom Sabinal River.

## VEGETATION

Thriving native grasses, Massive Hardwoods: Chinquapin Oak, Spanish Oak, Live Oak, Cypress, Sycamore, Cedar Elm, Pecan and a prolific plant community known to grow in the Hill Country River Region. Provides privacy and creates an important food source desirable for free roaming wildlife. Color showcasing Springtime Wildflowers and lush green grasses. Bright eye-catching shades of leaves during Fall Foliage.

## WILDLIFE

Including but not limited to : Whitetail, Axis, Turkey, Hog, Ringtail, Raccoon, Cottontail, Squirrel and many other free roaming wildlife. A diverse array of birds.

## SURROUNDINGS

Available acreage to the north. Otherwise surrounded by larger neighboring properties. Close to Lost Maples State Natural Area and Garner State Park.

## IMPROVEMENTS

Electric

## HIGHLIGHTS

- 🏡 BOTH sides of Exceptional Strong Flowing, Crystal Clear Sabinal River. Superb Live Water.
- 🏡 FM 187
- 🏡 Excellent Building Site
- 🏡 Close to BOTH Lost Maples State Natural Area and Garner State Park
- 🏡 Great Views
- 🏡 Beautifully Massive Shade Casting Hardwoods

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**DESCRIPTION**

Silence, Solitude, No Crowds

Bring on the Lounge Chairs and Cold Drinks. Build a Pavilion down by the River, a home to escape the city life. Luscious Greenery, Blue Skies, Towering Shade Trees. Swimming is a MUST in Texas. This property will not disappoint!

Showcase the night sky with a blanket of exquisite stars twinkling. Break out the telescopes for stargazing constellations.

Lay under the sun and create images from the beautiful white clouds against the clear blue skies.

Appreciable place for an easy access dunk, float on an inner tube or picnic along the river banks. Create unforgettable memories with Family and Friends.

**PRICE**

\$174,900

**TERMS**

Cash to Seller, Third Party Finance

**CONTACT**

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