

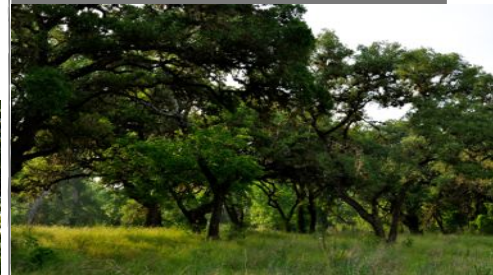


# BOWND'S™

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

## Clearwide River

5.05 Acres Vanderpool • Bandera County \$164,900

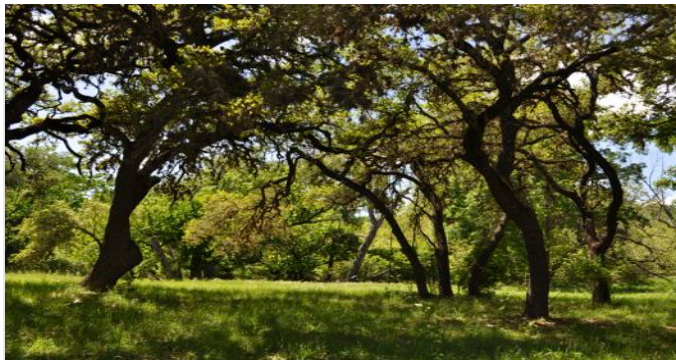


SUPERIOR  
RECREATION  
DESTINATION

SWIM  
FLOAT  
BUILD  
PLAY  
RELAX

LUSH GREENERY

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.

**WWW.BOWND'SREALTORS.COM**



## ACREAGE

5.05± Acres with BOTH sides of the impressively wide, strong flowing Sabinal River.

## LOCATION

Vanderpool, Texas • Bandera County

## ACCESS

FM 187 or County Road Frontage

## WATER

BOTH sides of impressively wide Sabinal River Frontage, some of the best recreational Live Water in the area. Strong Flowing, Crystal Clear.

## TOPOGRAPHY

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

## VEGETATION

Flourishing native green grasses, Massive Hardwoods: Chinquapin Oak, Spanish Oak, Live Oak, Cypress, Sycamore, Cedar Elm, Walnut, Pecan and various plants native to the Hill Country River Region, providing for privacy and are found to be most desirable for free roaming wildlife. Bright eye-catching shades of leaves during Fall Foliage.

## WILDLIFE

Including but not limited to : Whitetail, Axis, Turkey, Hog, Ringtail, Fox, Raccoon, Cottontail, Squirrel, Roadrunner and many other free roaming wildlife. A diverse array of birds: Red Bird, Blue Bird, Hawk, Crow, Crane...

## SURROUNDINGS

Adjoining acreage available. Larger neighboring properties East and West. Desired privacy.

## HIGHLIGHTS

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

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**DESCRIPTION**

Abundance of natural excitement to explore offering one of the best outdoor recreational activities.

Silence, Solitude, No Crowds

Think... Sumptuous Lounge Chairs, Luscious Greenery, Blue Skies and Cold Drinks. 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.

Appreciable place to unfold the lounge chairs and sit in the river, float on an inner tube or picnic along the river banks. Create unforgettable memories. Enjoy the sounds of laughter and excitement from Family and Friends. No better way to get involved in the outdoors with the Solid Rock bottom Sabinal River at your feet.

**PRICE**

\$164,900

**TERMS**

Cash to Seller, Third Party Finance

**CONTACT**

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