



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'



VANDERPOOL SPLASH

10.10± ACRES • VANDERPOOL, TX • BANDERA CO.

\$324,900

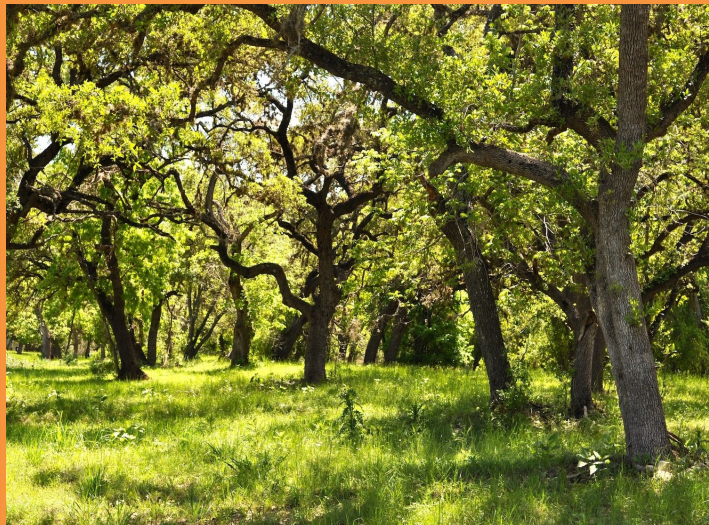
EXTREMELY RARE
OPPORTUNITY

BOTH SIDES OF THE
STRONG FLOWING
CRYSTAL CLEAR
SABINAL RIVER

MASSIVE SHADE
CASTING HARDWOODS

ELECTRICITY

HURRY BEFORE THIS
ONE IS GONE!



BOWNDS.
REAL ESTATE BROKERAGE

**BRANDON BOWNDS
BROKER**

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

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com

ACREAGE

10.10± Acres - RARE OPPORTUNITY!

LOCATION

Vanderpool, Texas • Bandera County

ACCESS

Both Paved Highway 187 Frontage and County Maintained County Road Frontage

WATER

BOTH sides of Strong Flowing, Crystal Clear, Wide Sabinal River Frontage

Wet-Weather Draw

TOPOGRAPHY

Level and Gently Rolling Bottomlands with Fertile Soils

VEGETATION

Forested with Massive Towering Hardwoods including Live Oak, Spanish Oak, Chinquapin Oak, Cypress, Sycamore, Cedar Elm, Walnut and Pecan. Several species of trees display a vibrant array of beautiful colors during Fall Foliage while others provide as a valuable food source for Wildlife. Blanketed with flourishing Native Grasses, Wildflowers and Plant Life familiar to the Texas Hill Country River Region.

WILDLIFE

Wild Game seen include Axis, Whitetail, Turkey and Hog. A long list of bird life is present throughout this area.

IMPROVEMENTS & HIGHLIGHTS

A property of this size and nature is nearly impossible to find in this area! Here it is! Extremely Rare Opportunity!!!

BOTH sides of the Sabinal River

Wet-Weather Draw

Bottomlands with Fertile Soil and Flourishing Native Grasses

Possible Indian Mounds and Artifacts

Wildlife Tracks and Trails

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Surrounded by Massive Hardwoods and Beautiful Views

Clear Night Skies studded with Countless Stars and Constellations

Excellent Building Site

Electricity located on property

Camping, Fishing, Exploring, Leisure Artifact Digging, Birding, Vacationing,
Full-Time Living

Not far from Lost Maples State Natural Area and a short drive over the
Mountain to Garner State Park.

COMMENTS

With Frontage on Both Sides of the Sabinal River, this is definitely a great place to get your feet wet. Prime location for Relaxation. Texas Hill Country Mountains near and far, capture the amazing views. Rivers flow strong and clear. This is definitely a place for those who are drawn to the area for it's Natural Beauty.

HURRY BEFORE THIS ONE IS GONE!!!

PRICE

\$324,900

TERMS

Cash to Seller

Third Party Finance

CONTACT

Brandon Bownds, Broker

Office (830)966-6111

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