



BOWNDSTM

REAL ESTATE BROKERAGE

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES

REALTORS[®]

'Let us show you... Texas'

HIDDEN SPRINGS RANCH

225± ACRES • VANDERPOOL, TX • REAL COUNTY

\$2,195,000



YEAR ROUND STRONG
FLOWING CREEK

LIVE SPRINGS

IMPROVEMENTS

FIRST CLASS VIEWS

GORGEOUS HARDWOODS

DEEP BEAUTIFUL CANYONS

ONE OF THE MOST SCENIC
AREAS IN THE TEXAS HILL
COUNTRY



RANCHES • LIVE WATER • FARMS
RECREATIONAL PROPERTIES

**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

225± Acres • Improvements, Creek Frontage, Year Round Springs

LOCATION

Vanderpool, Texas • Real County

ACCESS

FM 337 Frontage

WATER

Crystal Clear Strong Flowing Creek Frontage

Live Springs Seeping throughout the Canyons

Numerous Wet-Weather Draws

Spring Box

TOPOGRAPHY

The land complements to Beautiful Texas Hill Country Geological Formations. Rock Bottom Creek Frontage. Level to Gently Rolling Grassy Bottomlands. Wooded Mountain Sides climbing to the Rugged Mountain Ridge. Steep Limestone Bluffs. Deep Canyons, Ravines, Beautiful Grottos.

VEGETATION

Shade Casting Sycamore line the banks of the Creek while the lay of the land is Forested with Towering Live Oak, Spanish Oak, Blue Oak, Chinquapin Oak, Pecan, Walnut, Maple, Cherry, Mountain Laurel and Buckeye. Twisted branches provide shelter for the small mammals such as squirrels and various birds. Thriving Native Grasses. Plant Life Native to the Aquatic River Region.

Spring and Summer bring Lush Greenery and a Vivid Display of Colorful Wildflowers. Autumn and Winter showcase vibrant shades of Reds, Oranges and Yellows during Fall Foliage.

WILDLIFE

Whitetail, Turkey and Hog. The Creek area is home to Perch, Bass, various Amphibian Life and provides as a valuable source of Drinking Water for Free Roaming Wildlife and Birdlife.

IMPROVEMENTS & HIGHLIGHTS

Crystal Clear Creek Frontage fed by numerous Seeps and Springs contributing to it's Strong Year Round Flow.

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Live Springs and Wet-Weather Draws

Deep Canyons, Ravines and Beautiful Grottos

2 Bedroom / 2.5 Bathroom Main Home with Attached 2-Car Garage

Inviting Manicured Yard overlooking Creek Frontage and Shaded with Healthy Hardwood Canopies

3 Bedroom / 1 Bathroom Guest Home with Detached 2-Car Carport

Recreation Complex complete with 1 Bedroom - 1 Bathroom Guest Quarters, Office and Attached 1-Car Garage

Harmonious Sounds of Flowing Waters and Wind Gusts throughout the Canyons

Bottomlands with Fertile Soil and Flourishing Native Grasses

First-Class Views - Area to some of the Best Views in Texas

Rich Diversity of Animals • Countless Game Trails and Tracks

Pole Barn and Enclosed Storage Shed

Well Maintained Driveway

Interior Roads throughout the Ranch

Electricity

Ideal Ranch for Vacationing, Family Retreats, Hunting, Ranching, Recreation, Swimming, Fishing, Canyon Scouting and Fossil Finding.

PRICE

\$2,195,000

TERMS

Cash to Seller

Third Party Finance

CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325

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