

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDS™
REAL ESTATE BROKERAGE

Contract
**VALLEY
VISTA**

20.42± ACRES

**440 VALLEY VISTA ROAD
TARPLEY, TEXAS
BANDERA COUNTY**

'Let us show you... Texas'



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Property is subject to prior sale, correction or withdrawal without notice.



PRICE

\$279,000

- Located off FM 470, a beautiful scenic area in the Texas Hill Country
- Comfortable 2 Bed / 1 Bath - Double Loft Cabin
- Open Living, Full Kitchen, Stackable Washer/Dryer, Laminate Wood Flooring, Pine & Tin Finishes, Vaulted Ceiling
- 320± Sq. Ft. Covered Front Porch
- Excellent Views of the surrounding Mountains and Valleys
- Quiet Atmosphere
- Short Drive to distinguished restaurant, Mac & Ernies
- Crushed Base Driveway, Septic



Brandon Bownds, Broker
(830)966-6111
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Water Features

- 7,500± Gallon Rain Harvesting System

Highlights

- Mountain and Valley Views
- Excellent Family Retreat or First-Time Home
- Hunt, Hike, Sight-See, Build Bonfires, Fossil Hunt, Camp-Out, Play Outdoor Games

Topography

- Karst Topography
- Tall Rugged Hills of Limestone Rising to 1,700± Ft.
- Punctuated with a thin layer of topsoil and exposed rocks

Vegetation

- Live Oak
- Agarita
- Spanish Oak
- Ashe Juniper
- Yucca
- Persimmon

Wildlife

- Whitetail
- Hog
- Turkey
- Songbirds

