

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDSTM
RANCHES

Just Reduced
**POSH
RANCH**

60.844± ACRES

**19288 FM 337
VANDERPOOL, TEXAS
BANDERA COUNTY**

'Let us show you... Texas'



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PRICE

\$1,579,000

- Pristine Texas Hill Country Ranch
- Paved FM 337 Frontage
- Paved Primary Road, Gated Entrance
- Upscale Custom Built Home highlighted by a Mountainous Backdrop / Privacy Barrier
- Attached Oversized 2-Car Garage / Storage and Additional Covered Parking
- 4 Bedroom - 3.5 Bathroom Residence showcasing a Gourmet Kitchen, Breakfast Nook, Formal Dining, Study/Office, Polished Concrete Floors
- Grand Great Room featuring Tray Ceiling finished with Crown Moulding adding visual interest, Fireplace and Elegant Lighting
- Sleek Insulated Drive-Thru Barn with Large Overhang Covered Patio
- Organically formed trails created by constant Wildlife travel



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Water Features

- Water Well and Storage Tank
- Water Troughs
- Deep-Cut Arroyo stretching the Width of the property

Topography

- Level and Gently Rolling Grassy Tree Studded Beautiful Acreage
- Gradual and Steep High Grounds reaching to the Mountain Peak
- Rugged Hillside, Scenic Overlooks and Limestone Features
- Captivating Panoramic Views

Vegetation

- Live Oak
- Juniper
- Spanish Oak
- Agarita
- Mountain Laurel
- Texas Sotol
- Persimmon
- Yucca
- Native Grasses, Lush Greenery and Vivid Color Changing Hardwoods

Wildlife

- Whitetail
- Turkey
- Hog
- Squirrel
- Opossum
- Raccoon
- Porcupine
- Armadillo
- Rabbit
- Roadrunner
- Woodland Birds

