

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



**BOWNDS<sup>TM</sup>  
RANCHES**

*Just Reduced*  
**THE DIVIDE  
RANCH**

**125.91± ACRES**

**45066 FM 187  
VANDERPOOL, TEXAS  
BANDERA COUNTY**

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



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



## PRICE

# \$985,000

- Electric Gated Entrance off Paved FM 187
- Great Location just a few miles North of Vanderpool, up on "The Divide"
- Private Setting ; Large Neighboring Ranches
- 1 Bed - 2 Bath Loft-Style Log Ranch Home with Large Addition Great Room
- 2-Car Garage & 2-Car Covered Parking Carport
- 42' x 40' (1,680± Sq. Ft.) Workshop
- Covered RV Storage ; TuffShed Storage Building ; Livestock Working Pens
- Large Covered Front and Rear Porches
- Storage Room / Garden Closet
- Manicured Yard & Front Yard Fencing
- Ag Tax Exemption



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

- Water Well
- Stock Tank
- Livestock Troughs

## Highlights

- Level and Rolling Pasture Land Excellent for Grazing
- Combination of Open Lands and Wooded, Brushy Terrain
- Ideal Full-Time Living Ranch, Working Ranch or Seasonal/Weekend Get-Away
- Quality Game Land offering a successful Hunt
- Hunting, Archery, Shooting Sports, ATV Riding, Explore, Birdwatch, Relax

## Vegetation

- Live Oak      • Post Oak
- Blackjack Oak   • Mountain Laurel
- Juniper      • Agarita
- Texas Sotol      • Landscape Plants

## Wildlife

- Whitetail      • Axis
- Turkey      • Hog
- Songbirds      • Woodland Birds
- Occasional Exotics