

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDSTM
RANCHES

THE DIVIDE RANCH

125.91± ACRES

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

'Let us show you... Texas'



Bownds Ranches © 2020

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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 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
- Front Yard Fencing
- Ag Tax Exemption



Brandon Bownds, Broker
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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