

10209 E RANCH ROAD 337
VANDERPOOL, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

RANCHO CINCO ESTRELLA



**BOWNDS
RANCHES**

BRANDON BOWNDS, BROKER

**130.02± ACRES
REAL COUNTY**



ACREAGE. 130.02± Acres

LAND TYPE. Texas Hill Country
Live Water Ranch
First-Class Views
Hunting
Wildlife
Recreation
Full-Time, Weekend or Seasonal

TAX EXEMPTION. Wildlife Management Tax Exemption

LOCATION. 6± miles west of Vanderpool and 10± miles east of Leakey.

ACCESS. Paved road frontage is an excellent asset for any rural property. FM 337 fronts the ranch with a private gated entrance and cedar stay fencing that stretches the entire face of the ranch. No road easements!

INTERIOR RANCH ROADS. The interior ranch roads play a crucial role in accessing different parts of the property efficiently and safely, enhancing the functionality of the ranch. Specifically, when these roads lead to the top of the mountain, they offer more than just a means of transportation; they provide a gateway to breathtaking views and expansive landscapes that showcase the beauty of the ranch and surrounding area.

LAND. Rancho Cinco Estrella, encompasses a serene display of landscape. The transition from the creek bottom to the mountain top is a journey through a dynamic range of terrains and elevations. Starting at the creek, the environment shifts from lush vegetation and soothing sounds of water to the gradual incline leading towards the bottom land of the ranch where the cabin, several feeder stations and the earthen dams are constructed. As you make your ascent towards the high point of the ranch, the terrain becomes steeper ultimately reaching the peak with rewards of panoramic views and an excellent level build site. The top of the ranch is accessible by 4x4 UTV, ATV or foot. A few feeders and blinds are setup on the level and rolling ridgeline.



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- **RECIRCULATING FOUNTAIN.** Enhancing the creek with soothing sounds, the recirculating fountain lights up and also helps to aerate the water, increasing the oxygen levels and promoting the health of aquatic life. A beautiful lively addition to the creek, providing both visual appeal and environmental benefits. Definitely a plus!
- **FISHING.** The convenience of having your own private fishing spot sounds amazing...and it is! No crowds. No permits. No closing hours. There's just something about casting your line and immersing yourself in the surrounding scenes of nature...definitely an unbeatable pasttime.
- **SWIMMING.** A more personal setting surrounded by a tranquil atmosphere, which lets face it, beats any public swimming location. Wilson Creek is an excellent strong flowing natural amenity.
- **LOUNGING.** Picture lounging by the water, sun on your skin, a light breeze rustling the leaves around you. Where you can find yourself lost in the pages of a captivating book until you feel the drowsiness closing in on your eyes from the relaxing sounds around you and waking up hours later...a little crispy!
- **PICNIC BY THE WATER.** A great way to get out of the house and get some fresh air, whether uniting with family and friends or enjoying a solo luncheon. Be on your own time. Relax. Reduce your stresses and eat some deliciousness by the water!

THREE (3) EARTHEN DAMS

Adding another picturesque element to the ranch, located at the base of the mountainside, three newly constructed earthen dams capture and store rainwater runoff, which in turn ensures water supply for native wildlife and visually pleasing landscape scenes on the ranch. Earthen dams are a sustainable solution for water management and practical benefits of the land. From water storage and erosion control to wildlife habitat and aesthetic appeal, these were a great addition to the ranch helping to create and attract unordinary species of birds and wildlife, enhancing the biodiversity of the ranch.



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WILDLIFE.

When it comes to the thrill of the hunt, there's no shortage of excitement and adventure. Whether tracking through the dense forestry, setting your sights on something out of the ordinary in the open area, or sitting perched in an elevated hunting blind, your hunting and wildlife observation experiences will be adrenaline-fueled on Ranch Cinco Estrella. It'll make you catch your breath saying "Oh wow, look at that!"

The habitat of the ranch provides excellent food, water, shelter and cover for free-ranging native and exotic wildlife. This ranch takes a step out of the ordinary, showcasing some larger animals including Elk, Red Stag and Markhor which are more of a rarity in the surrounding area. The ranch also hosts a diverse variation of native wildlife and birdlife including but not limited to: whitetail, aoudad, turkey, hog, dove, quail, migratory waterfowl, catfish, perch, bass and the list could go on. One of the most rewarding aspects of wildlife observation is the chance to witness the natural behaviors and interactions first-hand, up close and personal. The owners' attention to wildlife management on the ranch is nothing short of impressive.

SHOOTING RANGE

"Aimed" at enhancing safety and proficiency in firearm handling, the owners have allocated a designated area on the ranch for a shooting range. Adequate backstops highlight the area with clear firing lines from the point of aim. A great controlled environment for target practice and precision shooting to promote proper training and gun practices.

VEGETATION.

BIOLOGICAL

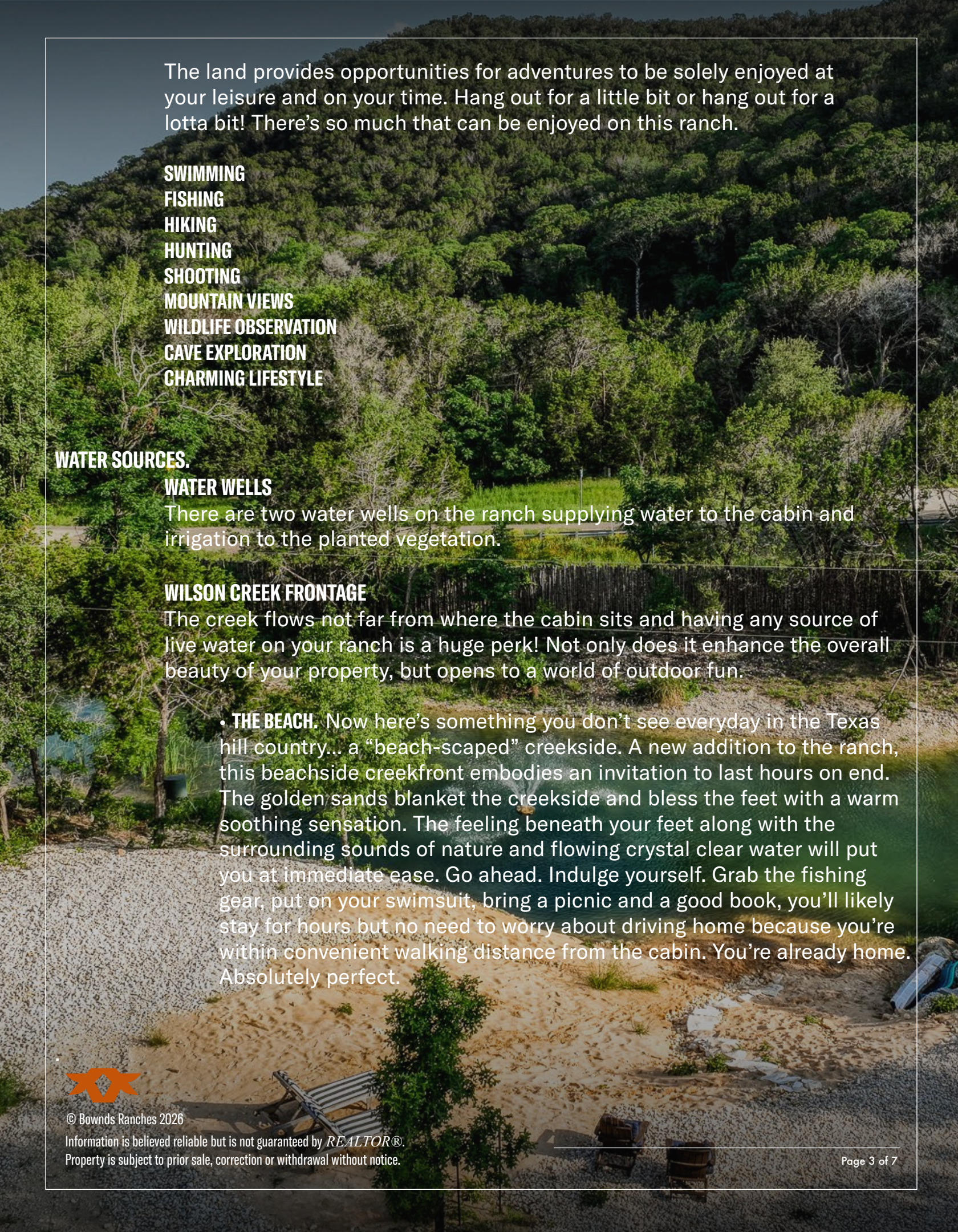
The water amenities on this ranch help to create and maintain a diverse ecosystem. Each tree and each plant offer unique characteristics that help transform the ranch and add to its thriving beauty.

- **LIVE OAKS.** Live oaks represent a symbol of longevity and resilience. Studded throughout the ranch and casting shade underneath their sprawling canopies, live oaks provide an excellent resting place for both you and the wildlife on the ranch.
- **SPANISH OAKS.** Spanish oaks are renowned for their vibrant foliage and add a pop of color to the ranch landscape during the autumn months. Displaying shades of reds, oranges, yellows and golden hues. Also a valuable source of acorns which are essential to the ranch ecosystem.



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The land provides opportunities for adventures to be solely enjoyed at your leisure and on your time. Hang out for a little bit or hang out for a lotta bit! There's so much that can be enjoyed on this ranch.

SWIMMING

FISHING

HIKING

HUNTING

SHOOTING

MOUNTAIN VIEWS

WILDLIFE OBSERVATION

CAVE EXPLORATION

CHARMING LIFESTYLE

WATER SOURCES.

WATER WELLS

There are two water wells on the ranch supplying water to the cabin and irrigation to the planted vegetation.

WILSON CREEK FRONTAGE

The creek flows not far from where the cabin sits and having any source of live water on your ranch is a huge perk! Not only does it enhance the overall beauty of your property, but opens to a world of outdoor fun.

• **THE BEACH.** Now here's something you don't see everyday in the Texas hill country... a "beach-scaped" creekside. A new addition to the ranch, this beachside creekfront embodies an invitation to last hours on end. The golden sands blanket the creekside and bless the feet with a warm soothing sensation. The feeling beneath your feet along with the surrounding sounds of nature and flowing crystal clear water will put you at immediate ease. Go ahead. Indulge yourself. Grab the fishing gear, put on your swimsuit, bring a picnic and a good book, you'll likely stay for hours but no need to worry about driving home because you're within convenient walking distance from the cabin. You're already home. Absolutely perfect.



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- **BLUE OAKS.** Also native to the region, blue oaks have a robust root system that makes this ranch perfect. With distinctive blue-green leaves, these oaks also provide excellent shade and shelter for wildlife.
- **CHERRY.** These trees have a beautiful bark, add beauty to the landscape, and provide a valuable food source for birds and pollinators.
- **SYCAMORE.** Large decorative leaves and mottled bark, the sycamore that line the creek shores can grow to impressive heights and become a striking focal point especially during the autumn seasons when they change colors. They also produce seeds that are valuable for wildlife and birds.
- **MOUNTAIN LAUREL.** Mountain laurel thrives in wooded areas. Evergreen in color with beautiful purple flowers that add a pop of color and a “grape-like” fragrance to the ranch.

PLANTED

Enhancing the biodiversity of the ranch, the owners have planted 70 trees thus far! **WOW** that’s a lot! And what’s more awesome...they have irrigation ran to them. How about that? Super convenient and no headache involved!

Upon these 70 trees that were planted, there are:

26 CHINQUAPIN OAKS. The distinctly shaped leaves, rounded crown, and attractive bark add a touch of elegance to the environment. They create lush canopies and thrive in a variety of soils.

20 BUR OAKS. Known to have massive trunks and dark green leaves, large acorns that attract birds and small mammals and turn yellow-brown in the fall.

24 MONTERREY OAKS. Also known as Mexican White Oak and is a popular choice due to its vibrant green color and ability to turn to an eye-catching reddish-brown in the fall.

*21 Monterrey Oaks waiting delivery until the water for the new water well is connected.

SOILS. There look to be about three (3) different types of soil on the ranch. The lower levels of the ranch nearest the creek and cabin site are comprised of soils called Campwood-Knippha and Kerrville-Real complex. Familiar in name for being surrounding towns and counties, but consisting of deep, well-drained and moderately slowly permeable soils derived from limestone. The upper areas of the ranch consists of a sloping variation of Eckrant Rocks, aka, Limestone.

POWER. Power on the property services the cabin and was also considerately ran down to the creek for great convenience.



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IMPROVEMENTS.

GATED ENTRANCES

Blending into the landscape, a welded metal gated entrance is bordered with 8' tall cedar-stay fencing the entire frontage of the ranch.

1 BED - 1 BATH LOFT STYLE CABIN

A cozy accommodation with stunning natural surroundings. Whether residing full-time, visiting for the weekend or hanging out for the entire season, you'll find yourself retreating to this cozy loft-style cabin after a day full of outdoor adventure. Its a perfect setup. The full kitchen is equipped with everything you need from a hearty breakfast to a gourmet dinner. Simple with all of the essentials.

COVERED PORCH

One of the highlights of the cabin is the covered porch, a place where you can sit back, relax and take in the views and sounds of your surrounding ranch. Enjoy your morning coffee, unwind with a glass of wine or dine al fresco, you'll find yourself retreating to the porch time and time again.

SCREENED PORCH

The screen porch poses great use as a gaming area or a designated area for adventure equipment storage where you can neatly organize all of your outdoor gear. Hiking boots lined by the door, backpacks and hunting gear hanging on hooks and your swimming gear neatly stack in baskets. With everything easily accessible, you can plan your outdoor adventures effortlessly. Convenient gear space.

NOTES. We've had the honor and privilege of representing this ranch and it's owners for the third time. Over the span of several years, we've seen the transformation from one owner to the next, first-hand, which is always pretty cool to see. Each owner has added their own touches here and there to really make this ranch shine. What's in store for the next owner? More improvement? Pure enjoyment?

MOST UNIQUE FEATURES OF THIS LIVE WATER RANCH.

A 5-Star Ranch where you'll truly gain a deeper appreciation for the beauty and complexity of the natural world not filled with concrete jungles and high-rises.

AVAILABLE

PRICE

\$2,350,000

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