



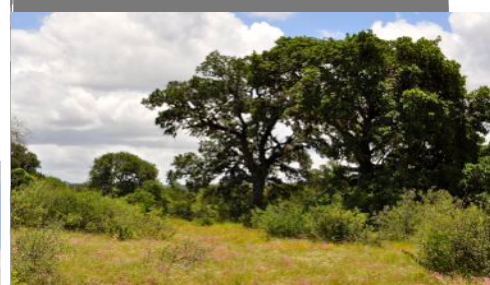
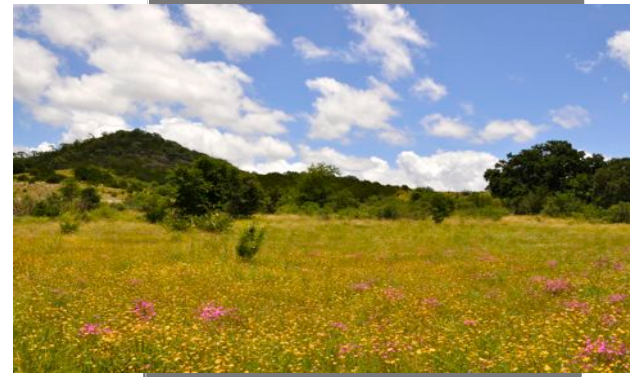
BOWND'S™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

Highland Ranch

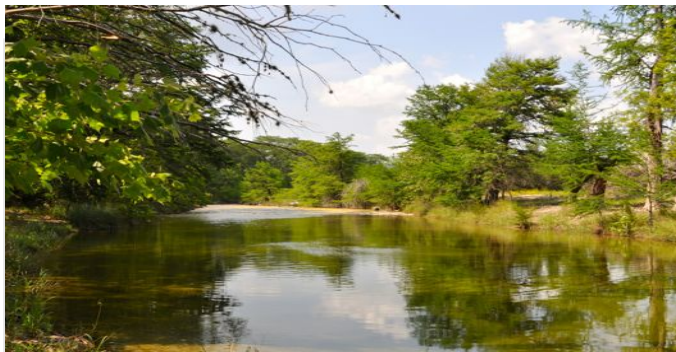
133± Acres Vanderpool • Bandera County \$6,600/Acre



EXCELLENT FOR
RECREATION OR
FULL TIME LIVING

IDEAL ELEVATED
PRIVATE BUILDING
SITES FEATURING
PHENOMENAL
VIEWS

VARIETY OF
TOWERING SHADE
TREES



PANORAMIC VIEWS



BRANDON BOWND'S
BROKER

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107
EMAIL

INFO@BOWND'SREALTORS.COM

WWW.BOWND'SREALTORS.COM

Information is believed reliable, but is not guaranteed by Realtor®. Property is subject to prior sale, correction or withdrawal without notice.

ACREAGE

133± Acres, Premiere Recreation or Full-Time Destination

LOCATION

Vanderpool, Texas • Bandera County

ACCESS

Entrance to ranch off of FM 187

WATER

2/6 Ownership in 2.59± acres featuring BOTH sides of some of the strongest flowing frontage of the Crystal Clear Sabinal River in the area. Ranch provides for several ideal Lake sites.

TOPOGRAPHY

Great combination of level and gently rolling lowlands with fertile soil to steep slopes and rugged highland terrain with many exceptional elevated building sites. A gentle declining slope down to the level riverbanks and solid rock bottom Sabinal River.

VEGETATION

Cypress-Lined and Sycamore studded Riverbanks, Live Oak, Spanish Oak, Blue Oak, Cedar Elm, Mountain Laurel, scattered Heart Cedar. Abundant variety of beautiful hardwoods, prolific plant community and sure to please with a vast array of color showcasing the Springtime Wildflowers and lush green grasses or the bright shades of the leaves during Fall Foliage.

WILDLIFE

Including but not limited to : Whitetail, Axis, Turkey, Hog, Coyote, Ringtail, Fox, Raccoon, Cottontail, Jackrabbit, Squirrel, Dove, Roadrunner and many other free roaming wildlife. A diverse array of birds: Red Bird, Blue Bird, Hawk, Crane... Bass, Perch, Catfish.

SURROUNDINGS

Highland Ranch is surrounded by larger neighboring ranches establishing desired privacy. Extensive 360° views across the Hills of the Sabinal Canyon.

IMPROVEMENTS

Premium Quality Gated Entry to Sabinal River

HIGHLIGHTS

Exceptional Sabinal River Frontage. Beat the Summer Heat! Superb Live Water perfect for Swimming and Fishing. Cascading Streams, Deep Pools and Shallow Pockets, Solid Rock Bottom

FM 187 Access



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Serene Riverbanks. Prime Picnic and Hang Out. A veritable parade for lawn chairs, swimsuits, cold drinks, weekends and long summer stays

Level Pastoral Bottomland. Grazing for Horses or Cattle

Ideal for Building a Full-Time, Retirement or Recreational Home

Tall, Towering, Shade Casting Hardwoods

360° Spectacular Views

DESCRIPTION

Relax, have Fun, and create unforgettable memories. Enjoy your surroundings. Highland Ranch offers an abundance of natural excitement to explore.

Escape the city's mask of noise and brightness and take delight in the sounds of silence and the sight of a sea of stars in the beautiful night sky.

Stand under the shades of the Towering Cypress on the riverbanks. Think cannonballs, belly flops and inner tubes.

Exceptional elevated building sites featuring breathtaking views and beautiful sunsets. Full-Time, Retirement or Recreational building potential.

Bring the ATVs and UTVs. Explore through the established trails or go off road and create your own. Climb to the top of the Hills and see the beauty of the Texas Hill County. Amazing views across the Sabinal Canyon.

Set up blinds, fill your feeders and load up the gun collection. Great for Hunting, Skeet shooting or Target practice.

Great pasture for grazing cattle or horses. Ideal Lake sites.

PRICE

\$6,600 per Acre

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325

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