

# **BOWNDS**...

REAL ESTATE BROKERAGE

**REALTORS®** 

'Let us show you... Texas'



1BED/2BATH HOME WITH LOFT AND LARGE ADDITION

2 CAR GARAGE

40'X50' WORKSHOP

HIGHWAY FRONTAGE

**ELECTRIC GATE ENTRANCE** 

MANICURED YARD

AG TAX EXEMPTION





**BRANDON BOWNDS BROKER** 

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

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#### **ACREAGE**

126± Acres

## **LOCATION**

Vanderpool, Texas • Bandera County

The ranch is located just a few miles North of Vanderpool off HWY 187 up on the "Divide".

#### **ACCESS**

Access the ranch off Highway 187 North. Enter the ranch through a Quality Electric Gate Entrance.

#### WATER

Water Well • Stock Tank

#### **TOPOGRAPHY**

The property is located up on the area we know as "The Divide". The topography of the surrounding area displays a range of dramatic hills, canyons and incredible views in all directions. This ranch is within the Transition Zone between Hills and Flats. There is a combination of Level Lands, Low Lands, Open Land and Dense Tree Coverage Areas.

#### **VEGETATION**

Including but not limited to: Live Oak, Post Oak, Blackjack Oak, Mountain Laurel. Some of the Oak Trees produce a heavy acorn crop, a preferred food source for deer and Exotic Wildlife. The Owner has also planted several trees and flowering plants to highlight the Front Yard.

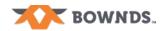
#### WILDLIFE

Free-Ranging Wildlife including Whitetail, Axis, Turkey, Hog and occasional Bobcat. Vast variety of birdlife.

# **IMPROVEMENTS & HIGHLIGHTS**

1/Bedroom - 2/Bathroom Log Home with Loft and Large Addition

Large Covered Front and Rear Porches



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Viking Spa

Storage Room/Garden Closet

Manicured Yard and Front Yard Fencing

2 Car Garage

42'x40' (1,680± Sq. Ft.) Workshop

2 Car Covered Parking Carport

Covered RV Storage

TuffShed Storage Building

Bunkhouse

Low Perimeter Fencing

Full Working Corral

**Electric Gated Entrance** 

Highway Frontage

Water Well • Septic • Electric

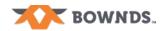
## TO BE CONVEYED

100% Owned Minerals

Most Furnishings

All Appliances

Firewood Rack, Firewood and Wood Splitter



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## **TAXES**

**Currently Ag Exempt** 

# **PRICE**

\$779,000

## **TERMS**

Cash to Seller, Third Party Finance

# **CONTACT**

Brandon Bownds, Broker Office (830)966-6111 Mobile (210)288-4325



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