

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDS™
REAL ESTATE BROKERAGE

Just Reduced
**PARADISE
SPRINGS
RANCH**

175± ACRES

**9853 E RANCH ROAD 337
VANDERPOOL, TEXAS
REAL COUNTY**

'Let us show you... Texas'



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



PRICE

\$1,450,000

- Hidden in the Hills - One of the Most Serene Locations in the Texas Hill Country off Beautiful Sought After Ranch Road 337
- Electric Gated Entrance
- 2 Bedroom / 2.5 Bathroom Home overlooking the Creek. Widespread Covered Porches. Manicured Yard. Attached 2-Car Garage. Terraced Planter Shelving accents the Front of the Home. Impressive Rear Retaining Wall. Open Living. Spacious Bedrooms. Family/ Game Room with Fireplace and Wet Bar
- 3 Bedroom / 1 Bathroom Guest Home with Detached 2-Car Carport and Storage
- 1 Bedroom / 1 Bathroom Guest Quarters with Game Room/Office and 1-Car Garage
- Restored Log Cabin Shell
- Tree Studded Grassy Bottomland, Steep and Rugged Elevations,



Brandon Bownds, Broker
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Water Features

- Strong Flowing Wilson Creek
- Additional Live Springs
- Spring Box

Highlights

- Ideal Ranch for Fishing, Floating, Swimming, Grazing Hunting and Ranching
- Resembling Lost Maples State Natural Area - Established Trails - Explore by Foot, Horse, ATV or UTV
- Wildlife Tax Exemption
- Displays of Dramatic Hills, Beautiful Deep Canyons, Grottos and Incredible 360° Views

Vegetation

- | | |
|-------------------|-----------|
| • Live Oak | • Maple |
| • Spanish Oak | • Pecan |
| • Blue Oak | • Walnut |
| • Chinquapin Oak | • Cherry |
| • Mountain Laurel | • Buckeye |

Wildlife

- | | | |
|-------------|-------------------|--------|
| • Whitetail | • Rabbits | • Fish |
| • Turkey | • Squirrel | |
| • Hog | • Songbirds | |
| • Fox | • Migratory Birds | |