

Just Reduced PARADISE SPRINGS RANCH

175± ACRES

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

'Let us show you... Texas'





PRICE

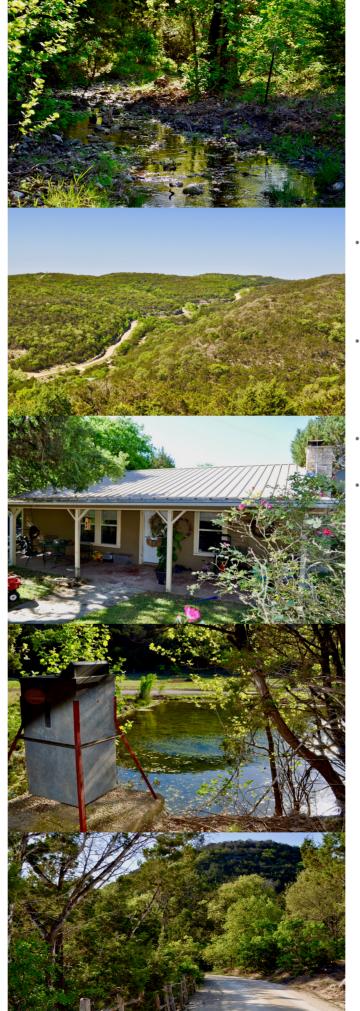
\$1,450,000

- 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 (830)966-6111

info@bowndsrealtors.com



Water Features

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

Highlights

- · Ideal Ranch for Fishing, Floating, Swimming, GrazingHunting 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