

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



COOL WATER RANCH

Wildlife Tax Exempt

225± ACRES

**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

\$1,850,000

- Beautiful Serene Location with Frontage along Ranch Road 337
- Electric Gated Entrance
- 2 Bedroom / 2.5 Bathroom Main Ranch Home overlooking the Creek. Widespread Covered Porches. Manicured Yard. 2-Car Garage. Terraced Planter Shelving. Impressive 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
- Land complements Beautiful Texas Hill Country Geological Formations. Creek Frontage. Level and Gently Rolling Grassy Bottomlands. Rugged Mountain Sides. Mountain Ridge overlooking Incredible Views. Deep Canyons. Beautiful Grottos. Steep Bluffs. Cavernous Ravines.



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Water Features

- Crystal Clear Wilson Creek Frontage
- Multiple Live Springs and Seeps contribute to the Creek's Year Round Flow
- Spring Box
- Numerous Wet-Weather Draws

Highlights

- Ideal Ranch for Gathering Family and Friends, Fishing, Swimming, Canyon Scouting, Hunting, Grazing, Ranching and Relaxing
- Resembling Lost Maples State Natural Area - Established Trails
- Incredible First Class Views - Displays of Dramatic Hills, Beautiful Hardwoods, Deep Canyons and Grottos

Vegetation

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

Wildlife

- | | | |
|-------------|------------------|-------------|
| • Whitetail | • Turkey | • Hog |
| • Perch | • Bass | • Squirrel |
| • Rabbits | • Armadillo | • Songbirds |
| • Raccoon | • Woodland Birds | |