

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



7 STICKS ON THE RIVER

Rare Opportunity

25.31± ACRES

**10770 E RANCH ROAD 337
VANDERPOOL, TEXAS
REAL COUNTY**

'Let us show you... Texas'



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PRICE

\$729,000

- Located off FM 337, one of the most beautiful areas in the Texas Hill Country
- Over 1,230± Feet of Cypress-Lined West Sabinal River Frontage
- 2 Bed / 2.5 Bath Two-Story River Home with a Unique Architectural Design
- Large Bedrooms and Bathrooms
- 3 Fireplaces including one in the Master Bedroom
- Family Room / Study / Office - T&G Ceilings, Fireplace, Beautiful Windows looking out to the River, Widespread Patios
- Great Room - Cathedral T&G Ceiling, Tall Windows, Fireplace, Widespread Balconies, Screened-In Porches
- Oversized Garage with Utility Room, Bathroom and Wet Bar



Brandon Bownds, Broker

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Water Features

- 550± Ft BOTH Sides and 686± Ft ONE Side West Sabinal River
- 247± Ft Wilson Creek
- Water Well, Wet-Weather Draw

Highlights

- River and Mountain Views
- Excellent Family Retreat or Full-Time Living
- Swimming, Fishing, Hunting
- Relaxing Private Setting

Vegetation

- Live Oak
- Sycamore
- Spanish Oak
- Fern
- Pecan
- Mesquite
- Cypress
- Aquatic Plants

Wildlife

- Whitetail
- Bass
- Turkey
- Minnows
- Hog
- Songbirds
- Perch
- Migratory Birds