

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



**BOWNDS**  
RANCHES

*New Listing*  
**BIG RIVER  
RANCH**

**59± ACRES**

**VANDERPOOL, TEXAS  
BANDERA COUNTY**

*'Let us show you... Texas'*



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## PRICE

# \$1,595,000

- Incredible RARE Riverfront Ranch featuring 1/2± Mile of Wide Meandering Sabinal River Frontage
- Dam, Swimming Holes, Wading Pools
- 4 Bed / 3 Bath Mediterranean Style Main Home + Attached Garage with Ornately Fenced Manicured Yard overlooking the Sabinal River
- Crushed Gravel Driveway
- 1 Bed / 1 Bath Mediterranean Style Guest Home with attached One-Car Garage
- Pergola Pavilion looking over the River with Built-In Seating, Fireplace and Wood Storage
- Beautiful Vineyard at the Base of the Mountain
- Stone Fire Pit and Seating strategically built showcasing outstanding views over the River
- Oversized Double Drive-Thru Barn / Workshop
- Ideal Green Pasture well-suitable for Animals



**BOWNDS**  
RANCHES™

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## Water Features

- Exceptional Sabinal River Frontage
- Excellent Water Well services Main Home, Guest Home, Vineyard and Animal Pasture

## Topography

- Large Manicured Lawn Space
- Lush Green Grassy Level Bottomland
- Steep Tree Studded Mountainside
- Mountain Top Elevations with amazing 360° Hill Country Views
- Solid Rock Bottom River
- Towering Limestone Cliff
- Serene Quiet Atmosphere

## Vegetation

- Live Oak
- Sycamore
- Spanish Oak
- Mountain Laurel
- Vineyard at the Base of the Mountain
- Landscaped Trees including Italian Cypress and Vibrant Flower Plants

## Wildlife

- Whitetail
- Turkey
- Hog
- Squirrel
- Raccoon
- Minnows
- Woodland, Migratory & Song Birds

