

# SNOW CREEK RANCH

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**1,330± Acres Bandera-Real Co**  
**Hwy. 187**  
**Vanderpool, Texas**

 **Kuper**  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

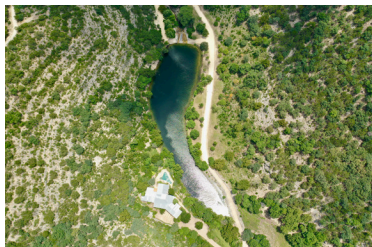
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Encompassing the finest qualities that the Hill Country has to offer, superb water, expansive views, endless recreational pursuits, along with the ultimate in privacy and seclusion, the ranch is located in the western part of Bandera County, with a portion in Real County. The high fenced ranch is offered as a turnkey operation, with a fully furnished residence combining native American Indian influences with utmost luxury, and a full complement of ranch equipment.



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## IMPROVEMENTS

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The beautiful main residence is situated in an elevation position overlooking a large crystal-clear, deep water lake which is fed by some of the numerous natural springs located on the property. The dramatic home features stone construction with metal roof, soaring ceilings, spacious living areas and window walls that frame the spectacular views. The home is 8000 square feet with an attached 3,000 square foot 4-car garage. The open design has the focal point of the dramatic Great Room, featuring a vaulted wood beamed ceiling with exposed trusses, along with a raised hearth stone fireplace, adjoined by a dining room with wet bar. Two offices with extensive library built-ins. A well-appointed kitchen features beautiful hardwood floors and cabinetry incorporating premier appliances, plus an electric vent behind the stove, and is centered by a large granite topped island. Downstairs is the generous master suite with vaulted and beamed ceiling, rock fireplace, and bath with split vanities, oversized glass shower, his and her walk-in closets, and double doors out to poolside. Upstairs is a library/sitting room, 3 bedrooms each with its own bath, media room with covered balcony overlooking the lake and exercise room with half bath. Extensive landscaping blends seamlessly into the surrounding Hill Country, created using natural stone and native flora surrounding the residence and continuing toward the pool and lake. Features include an elevator, 3 TVs, 5 HVAC units, indoor/outdoor audio system, generator for the home, outdoor lighting with road and walkway posts lights, ADT security system with 3 automatic security gates, and a sprinkler system. The perimeter boundary of the ranch is completely game fenced. The barn includes a bathroom, refrigerator, microwave and septic system.



## POOL & LAKE

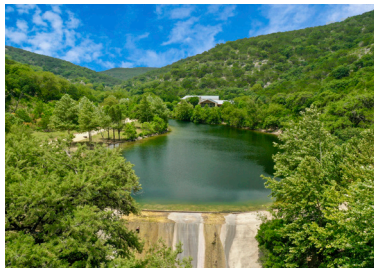
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The beautifully constructed swimming pool is located below the house, overlooking the lake. The pool area consists of a large covered terrace with ceiling fan, and patio space for dining and entertaining. A rock walkway from the pool descends to the lake where you can fish, swim, or launch a canoe or kayak.

## WATER

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There are numerous springs located throughout the ranch. The large lake by the main residence is created by a concrete dam forming a beautiful, deep water lake along a spring-fed creek bottom. A second smaller spring-fed lake is located nearby, with a covered picnic table area. Additionally, there are 2 excellent water wells. The house well is 807 feet deep, and the equipment barn well, 767 feet deep. Both wells are in the Cow Creek Aquifer. Two pump houses with storage tanks, water softeners, filters, one reverse osmosis system and one UV.



## VEGETATION

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Native hardwoods consist primarily of Blue Oak, Live Oak, Spanish Oak, Cypress, Madrone, Maple and Cedar. There are large areas of the ranch that have been selectively cleared of cedar allowing for open vistas on the mountaintops. Most of the canyon areas are heavily treed with Cedar and native hardwoods allowing for excellent game cover.

## TERRAIN

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The terrain ranges from lush, heavily treed valleys to high mountain tops offering far reaching views of the surrounding Hill Country. Elevations vary from 1,650 feet asl in the valley floor to 2,300 feet asl on the mountaintops. A well-maintained road system offers excellent access throughout the ranch with additional 4WD trails access more isolated portions of the property. There are 13 canyons on the ranch.



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## **WILDLIFE**

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The ranch supports an abundant population of native and exotic species, including Whitetail deer, Axis deer, Fallow deer, Sika, Aoudad, hogs, turkey, waterfowl and others native to the area. This area is also well known for excellent birdwatching, with a large variety of species, both resident and during the migratory season. The lakes are stocked with Large Mouth Bass, offering excellent fishing.



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## UTILITIES

Water well. Commercial aerobic septic system. Bandera Electric Coop.

## INCLUSIONS

The ranch residence will convey fully furnished; a list is available on request. Additionally, all ranch equipment will convey, a list is also available.

## TAXES

Wildlife exemption.



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## **1,330+ ACRES BANDERA-REAL CO, VANDERPOOL, TEXAS**

The property is 15 miles North of Utopia, 19 miles East of Leakey, 20 miles West of Bandera, 23 miles West of Medina, 59 miles Northeast of Uvalde, 57 miles Northwest of Hondo and 90 miles from San Antonio. The ranch is less than one mile from Lost Maples State Park, and 30 miles from Garner Park.

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### **VIDEO**

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### **MAP**

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