



RANCHES • LIVE WATER • FARMS
HUNTING • RECREATIONAL PROPERTIES

Cavern Creek

RANCH

NEW

130± ACRES

Vanderpool, Texas
REAL COUNTY

'Selling Texas'

Land.

130±Acres—Quality Hunting, Recreation Weekend or Full-Time Living Ranch.

Located 6± miles W of Vanderpool with Frontage off Paved FM 337. Ideal Hunting, Recreation, Weekend or Full-Time Living Ranch. Level and Rolling Bottomland and Rugged Limestone Hillside featuring Two Cavern-like Formations—waiting Exploration.

Gated Entrance. Some of the Best Scenic Mountain Views. Great Trails for ATVs and UTVs.

Water. ELECTRIC. IMPROVEMENTS.

237± Feet Both Sides of Strong Flowing Wilson Creek Frontage.


Excellent Swimming Hole approximately 10± Feet in Depth, complete with a Dock built within the Trees, a great place to jump in, fish or sunbathe!

Electric. Water Well. 1 Bed / 1 Bath Loft-Style Cabin. Excellent Building Sites with Incredible Views.

PRICE
\$1,895,000

Contact Brandon Bownds, Broker

 (830)966-6111

 (210)288-4325

 WWW.BOWNDSRANCHES.COM

 INFO@BOWNDSRANCHES.COM



Wildlife. FLORA AND FAUNA

Wildlife Tax Exemption Status—Low Taxes! Heavy Wildlife Traffic including Whitetail Deer, Aoudad, Turkey and Hog. Wide Array of Beautiful Song Birds and Occasional Migrating Waterfowl. Mix of Live Oak, Spanish Oak and Blue Oak, Cherry, Mountain Laurel and more!