34986 FARM TO MARKET ROAD 187

RANCHES LIVE WATER FARMS HUNTING RECREATION

NEW LISTING

LOST MAPLES WINERY

BOWNDS RANCHES

BRANDON BOWNDS, BROKER

7.49± ACRES WINERY & VINEYARD BANDERA COUNTY

2020-2023
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ACREAGE. 7.49 ± Acres, Commercial Vineyard & Winery

LAND TYPE. Turnkey Texas Hill Country Riverfront Vineyard & Winery
Live Water (SABINAL RIVER)
Potential for excellent full-time residential conversion

LOCATION. Vanderpool, Texas — Bandera County. Ideal location based at the foothills of the Sabinal Canyon mountains featuring Sabinal River frontage and is known for being Bandera County's first commercial vineyard and winery

Approximately 2 miles South of Lost Maples State Natural Area

13± miles North of Utopia; 1 1/2 Hours from San Antonio; 3± Hours Southwest of Austin

ACCESS. Paved frontage on FM 187. Heavy-duty electric gated entrance.
Paved driveway and black gravel parking spaces.
Concrete sidewalks skirt around the buildings and lead the way to the main entrance of the tasting room and spacious patio—the ideal setting for outdoor gatherings and relaxation.

LAND. Hill Country Riverfront Winery and Vineyard. Gorgeous manicured grounds. Strategically constructed on an Oak-studded grassy shelf overlooking the Sabinal River. An excellent spread of Texas soil ideal for commercial operation or converting into an excellent residential honey hole.

WATER.

ONE FINE WINE

While it isn't a "water feature" so-to-speak, the wine produced at the winery is one fine beverage to sit back, relax and enjoy a glass, or a bottle...or two bottles, underneath the shades of the huge oaks and overlooking the park-like surroundings of the Sabinal River, fishing pond and mountains in the near distance.



WATER WELL & RAIN CATCHMENT SYSTEM

One (1) water well Two (2) poly storage tanks Multiple tote tanks

FISHING POND

Fishing pond, a focal point near the center of the property

WILDLIFE. Due to the nature of the business, the Lost Maples Winery is a high-fenced deer proof establishment within the boundaries of the vineyard and venue. The area along the Sabinal River allows wildlife to roam freely including Axis and Whitetail deer, Hog, Turkey, Dove, Quail, other Woodland and Songbirds. Waterfowl.

VEGETATION. Lively towering Pecans. Huge shady Oaks. Color changing Sycamore. A variety of aquatic plants along the river region. Black Spanish Lenoir Grape variety. Maple Trees.

SOILS. It takes good soil to grow good grapes!

The property to it's entirety is comprised of two types of underlayment. First, a crumbly mix of Krum silty clay offers a great platform for grape growing and second, Orif-Boerne association, which basically means the area along the river frontage is more stony and within an area that is wet, like along the river. Great for woodlands and wildlife and recreation.

POWER. Power is on the property and available to all improvements.

IMPROVEMENTS.



ENTRANCE

Stone entrance and ornamental automatic gate swings-in to the entrance of the property, showcasing the beauty behind the gates.



THE WINERY & BUSINESS

SALE SHALL CONVEY BUSINESS NAME 'LOST MAPLES WINERY', CURRENT INVENTORY, FIXTURES AND ALL EQUIPMENT TURN KEY ESTABLISHMENT



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EXTERIOR:

As a featured commercial building on the Mueller Steel Building website and as advertised with Mueller, Inc., this Light Stone exterior facility measures at (40' x 60') 2,400± square feet and boasts a luxurious copper tone roof.

Welcoming (20' x 10') 200± square foot covered entry

Strategic design for optimal operation performance and functionality

THE WINERY: WINERY AND WAREHOUSE ARE CLIMATE CONTROLLED.

TASTING BAR - Upscale yet casual. Showcasing a beautiful copper tone ceiling and bar front, hardwood flooring, recess and track lighting. Neutral tones, elegant furnishings and windows peering into the production room complete a welcoming and relaxing experience at the tasting bar.

KITCHEN - A full kitchen with all the appliances: refrigerator, electric range, microwave over the range, dishwasher and large commercial sink.

PRODUCTION ROOM - The production room provides adequate space for production and storage. Multiple wine barrels, barrel racks, multiple fermentation and mixing tanks and bottling equipment—all to convey. Great loft space for additional storage or office space.

RESTROOMS - Equipped with all the essentials!

THE TIMBER PAVILION

The beautiful heavy timber frame pavilion has a great aesthetic appeal and lends character to the infrastructure. Concrete foundation and rustic beauty of natural wood make this a luxurious outdoor entertaining space. Motorized shades aide in light control over the west setting sun (on one side only).

THE WAREHOUSE

The warehouse lends to bulk storage and equipment storage. Macro Bins stacked floor to ceiling for when it comes time to picking and fermenting, able to withstand a forklift. Spacious climate controlled room.



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HEAVY EQUIPMENT

Two-Seater UTV, Yale Forklift, Macro Bins, Fermentation and Mixing Tanks



THE VINEYARD

Black Spanish LENOIR Grapes flaunt a full-bodied red, deep in color, with robust aroma and complex taste that is gaining popularity among wine enthusiasts looking to enjoy new flavors and locally sourced products.

NOTES.

Wine and a relaxing atmosphere go hand-in-hand. One of the most serene settings in the Texas Hill Country, the Lost Maples Winery & Vineyard has quite an offering to a family seeking to expand the business or converting into a full-time living oasis or vacation/venue rental.

Scenic mountains and rising canyon walls all around. Wide crystal clear Sabinal River frontage. Spectacular scenery.

Harvest Host Members

A recommended destination already enjoyed by many who have made this place a stop along their travels through the Texas Hill Country—wine enthusiasts, hikers, bicyclists, locals, tourists, bloggers, families and more.

MOST UNIQUE FEATURES OF THIS RIVER PROPERTY.

"I heard it through the grapevine!" In a small town, word spreads!

Lost Maples Winery has transitioned back into the hands of the original owner and founder. A 17± year dedication, a livelihood, a family vision and an incredible opportunity waiting for the next family to make it their legacy.

The 1st commercial winery and vineyard established in Bandera County, Award winning!

Develop and expand your palette.

Lost Maples Winery... 'Making a Better Wine'
Leave a lasting impression and a satisfying
experience.

PRICE \$1,695,000

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