

19199 EAST RANCH ROAD 337
VANDERPOOL, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

NEW LISTING

THE SPRINGS AT MILL CREEK



**BOWNDS
RANCHES**

BRANDON BOWNDS, BROKER

24.85± ACRES

BANDERA COUNTY



ACREAGE. 24.85± Acres

LAND TYPE. Texas Hill Country
Live Water
Livestock & Wildlife
Hunting & Recreation
Full-Time, Weekend, Seasonal, Vacation Rental

TAX EXEMPTION. 1-d-1 Agriculture Use Tax Exemption
Annual taxes for 2023 were approximately \$5,554.66

LOCATION. Ideal location just East of Vanderpool. Only a two minute drive from the local post office or 1.2± miles east on Ranch Road 337. Highly desirable location.

A 5± minute drive to conveniences...fuel, basic groceries and post office.
Less than 10 minutes to Lost Maples State Natural Area.
15± minutes to Utopia.

ACCESS. The property fronts paved Ranch Road 337. All-weather driveway leads to the improvements.

LAND. This property is the **TOTAL PACKAGE!**

Prime location, live water and top-quality custom built improvements.

CREEK BOTTOM. The property owns both sides of the creek, which in-turn adds a huge satisfaction to know that no one but you will be on the other side! Owning both sides of the creek ensures the property with a great sense of exclusivity and privacy. Just down the hill from the residence, the creek flows through the property, banks towered with cypress and sycamore and shaded with lush canopies creating the most inviting atmosphere—a sanctuary to really connect with the outdoors. Whether hosting a weekend get-together with family, friends and BBQ or relaxing solo, the creek bottom is definitely the place to be!



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PASTURE LAND. The pasture land is level and gently rolling, studded with live oaks, spanish oaks and other vegetation desired by wildlife for food and cover. A gradual descent down the hill to the nearby creek—concrete sidewalk steps lead the way. Grazing pastures and shady mottes make this property suitable for running a few head of cattle.

WATER.

BOTH SIDES OF MILL CREEK. TWO LIVE SPRINGS. First of all, for those who are not familiar with Mill Creek, lets just say, it is strong and also serves as a leading tributary to the Sabinal River. There are many springs that feed into Mill Creek, and on this property specifically, there are at least two. And to add more appeal, this property features **BOTH** sides of the creek. The clear waters appear to make the depth deceiving, but if guessing, it can be up to 8 feet in some areas. Excellent swimming holes and privacy. Positioned just perfectly beneath the verdant canopies, a concrete patio crafted into the side of the bluff provides a serene vantage point for picnicking, lounging, fishing, diving, cannonballing and just hanging out. A small dam channels the water creating the welcoming sound of flowing water. Superior outdoor entertainment environment.

WATER STORAGE TANK. There is a water storage tank on the ranch.

WILDLIFE.

Free-roaming native wildlife frequent the property including Whitetail, Turkey, Hog, Quail, occasional free-range exotics, perch, bass, catfish and more.

VEGETATION.

The ranch welcomes you to sights of live oak, walnut, persimmon, mountain laurel and scenes of native plants and shrubbery, twisted-leaf yucca, agarita and others. Enormous spanish oaks grace the yard along with an assortment of transplants including bigtooth maple and elm. Tall cypress and sycamore line the creek.

POWER.

Power is on the ranch and services the improvements.

IMPROVEMENTS.

FARM & RANCH FENCING. The perimeter of the property is fenced with farm and ranch field fencing and provides a clear boundary. The front yard of the home is also fenced to keep livestock out.



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3 BEDROOM - 3 BATHROOM CUSTOM BUILT HOME (BUILT BY BOWNDS CUSTOM HOMES)

AUTHENTIC RECLAIMED BARN WOOD SIDING - One of the stand-out features of this exquisite custom built creekside home is the authentic barn wood siding. Salvaged from a barn in Pennsylvania and shipped by freight, the board and batten wood siding adds a visual touch of history and character. Its weathered patina and natural imperfections are not mere flaws but rather signatures of its storied past that cannot be replicated. Brandon Bownds, broker of Bownds Ranches, had the honor of building this home about 18 years ago. Upon seeing the home after quite some years, Brandon asked the owners if they had been treating the barn wood because “it looks in great condition.” The owners mentioned that they “haven’t touched it since it was built.” This exceptional barn wood siding is a testament to craftsmanship and sustainability. Additional touches of exterior color really accentuate the finish and appearance of the exterior.

THREE (3) EN-SUITE BEDROOMS - This home is perfect for a family looking to relocate full-time or a family looking to spend quality time gathering over weekends and seasonal holidays. The custom built home features the convenience of three (3) bedrooms and three (3) bathrooms, each bedroom connected to their own private bathroom and all with pleasing views.

OPEN & SPLIT LIVING - Upon entry, you are welcomed by an open space with beautiful long-leaf pine flooring and quality Pella brand windows that bring the outside in, an area meant for gathering. By connecting the living room to the kitchen with bar-top seating and a designated dining area, these designs foster a sense of togetherness and functionality for both everyday living and entertaining guests. Concurrently, strategically placing the master bedroom on the opposite side of the home from the two guest bedrooms optimizes privacy and personal space for all occupants. This thoughtful arrangement not only enhances the overall comfort of the residence but also ensures that each area serves its unique purpose efficiently. Fiber internet.

WRAP-AROUND COVERED PORCHES - The porches are an extension of the home that you will want to find yourself quite often. The combination of stained concrete on the front and sides and wood decking on the back porch enhances the aesthetic appeal and serves as an exceptional functional outdoor space for relaxation and entertainment. The east side of the home features a concealed storage closet, perfect for household tools and river toys and the west side of the home features an outdoor shower.



SIDEWALKS & PATIOS. The design of the sidewalk steps down the hill to the creek showcases extensive concrete work and careful consideration of functionality and natural integration. As you make your descend, halfway down, you will come across a thoughtfully designed concrete fire ring most welcoming on cool evenings under the stars. Reaching the creek's edge, the incorporation of notches in the concrete resonates with the professionalism evident in channeling water flow efficiently from the springs to the creek. A beautifully constructed stamped concrete patio and picnic area offer an incredibly serene spot to enjoy being outside.

GUEST HOME & OUTBUILDINGS. The guest home, a spacious double wide mobile home, exudes convenience with the added benefit of nearby covered parking. A shed offers extra storage space. Practical for visitor overflow and privacy with all of the necessary amenities for comfort.

NOTES.

This place is a stand out gem due to its exceptional availability in the area, making it an exclusive and highly sought-after opportunity. Situated in a prime location, this property boasts natural beauty and offers a desirable setting for those seeking a relaxing luxurious lifestyle. With its picturesque views and tranquil surroundings, this property presents a unique chance to own a piece of paradise that embodies sophistication and elegance. Ideal for discerning buyers looking for a premium living experience, this prime live water property is a rare find that promises both investment potential and a truly refined living environment.

MOST UNIQUE FEATURES OF THIS LIVE WATER RANCH.

The opportunity to own in Vanderpool is somewhat of a rarity, especially with live water frontage. The Springs at Mill Creek is the total package. Idyllic location, superb live water, quality custom home, huge hardwoods...this is one of those properties you'll want to keep for generations to come. Full-time living potential, retirement, or a weekend gathering place for family and friends, The Springs at Mill Creek is an exceptional offering that just cannot be passed up.

NEW LISTING

PRICE

\$1,995,000

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