

2510 ELAM CREEK ROAD
MEDINA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

JUST REDUCED

MAPLE SPRINGS RANCH



**BOWNDS
RANCHES**

BRANDON BOWNDS, BROKER

**430± ACRES
BANDERA COUNTY**



ACREAGE. 430± Acres

LAND TYPE. Texas Hill Country
Live Water
Hunting and Recreation
Full-Time, Weekend or Seasonal

TAX EXEMPTION. 1-d-1 Agriculture Use Tax Exemption

LOCATION. Maple Springs Ranch is almost centrally located between Vanderpool and Medina.

11± miles west of Medina (15± minutes)

15± miles east of Vanderpool (20± minutes)

1.5 ± hours northwest of San Antonio

2.75± hours southwest of Austin

4.5± hours west of Houston

5.5± hours southwest of Dallas

ACCESS. Paved and renowned farm to market road 337 leads to all-weather county maintained Elam Creek Road from either direction coming from Medina or Vanderpool. Recent ranch road work and clearing has been done to access points of the ranch from one end to the other.

LAND. Land that literally takes your breath away and is a breath of fresh air at the same time.

Maple Springs Ranch is the epitome of Texas hill country acreage. Exciting ranges in elevation and panoramic displays of the Bandera Canyonlands. A little bit of everything... Once again, let us emphasize... **THREE (3)** impressively **STRONG** flowing creeks, a super rare quality and incomparable feature. Rock bottom creek beds, level and rolling bottomlands, rising mountain walls, canyons, valleys, ravines, grottos, boulders and exposed tree roots that give this ranch the same vibe as some of the most renowned state parks in Texas. And with much of the ranch undisturbed for many moons, from the low points of the ranch to the high points, who knows what kind of geological formations or artifacts are on the ranch or if there are any caves awaiting exploration. Bring out your inner adventurous self and take this ranch on for all it's got to offer.



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by REALTOR®.
Property is subject to prior sale, correction or withdrawal without notice.



WATER.

Three spring-fed creeks—two of which originate on the ranch, a true rarity. As it flows downstream, it traverses through slopes, stones and limestone benches, creating scattered cascades of small waterfalls. The surface water is the upmost excellent water source for free roaming wildlife.



ELAM CREEK

Elam Creek frontage can be found at the front of the ranch.



SLIM CREEK

An unnamed creek that has become known as Slim Creek can be found at the center of the ranch.



BAUERLINE CREEK

Bauerline Creek can be found at the back of the ranch.



LIVE SPRINGS

During our tour of the ranch, we counted at least 7 springs and let's just say we didn't hike every inch of the ranch. How many springs could there be in total? That would be quite an adventure for the thrill seeker. Figure out the reason behind why these three spring-fed creeks haven't gone dry... not even through the severe Texas droughts we've been experiencing. Now, if you ask us, that's some strong water!

WILDLIFE.

Undisturbed canyon territory can only mean one thing... who knows what is lurking through the ranch. It is known that whitetail, hog and turkey are native to the area. Every now and then a surprising site of enormous red deer or an occasional exotic that's escaped from neighboring ranches over the years. Abundant variety of woodland birds, song birds and rare sightings of migrating waterfowl.

VEGETATION.

The deep canyons, cool temperatures and moist environment enable native hardwoods and plants to flourish. Maple Springs is speckled with shades of golds, reds, oranges, yellows and vibrant variations of green tones offering some of the most scenic landscape in the Texas hill country. The ranch land and canyons are dominated with Maple trees, Spanish Oak, Linden trees, Pecan, Live Oak, Sycamore, Mountain Laurel and many more... Limestone creek beds and river ledges are landscaped with a mix of creeping vines, wild evergreen southern shield and maidenhead fern species.



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by *REALTOR®*.
Property is subject to prior sale, correction or withdrawal without notice.

SOILS. The majority of the ranch is based with Eckrant-Rock outcrop, while the lower portions and narrow valleys have Krum-plately association which consist of clayey sediments. Good for recreation, woodland, wildlife food and cover.

POWER. Power is on the ranch.

IMPROVEMENTS.



TWO STORY COUNTRY HOME

3 Bedroom - 2 Bathroom with Fireplace



THE BARN

Equipment and storage barn painted to match the home.

NOTES. It's a mystery beyond the Maples!

Tucked deep into the valleys of the canyons you sense a different environment entirely. You **SEE** beauty in the land's forestry and natural water sources. You **HEAR** the sounds of silence and nature as you stand in the heart of the ranch beating with strong cool springs and creeks. You **FEEL** a slight drop in the temperature drawn from the shades of the encompassing mountain walls. You **SMELL** the crisp freshness in the unpolluted air. And **TASTE...** well, go ahead, taste the water straight from the headsprings, right out of the ground!

Maple Springs features big Texas views and at least two prime sites for building an extravagant dream home or a quaint log cabin or two.

Elevations on the ranch peak at just over 2,100± ft, lending Maple Springs Ranch a front row seat to some of the most scenic views throughout the Texas hill country and Bandera Canyonlands.

MOST UNIQUE FEATURES OF THIS LIVE WATER RANCH.

Boasting numerous live springs and three (3) creeks, which if added up together, totals over a mile of strong flowing crystal clear creek frontage, not to mention, that's **BOTH** sides ownership on all three (3) creeks...
'Nuff said!

JUST REDUCED

PRICE

\$5,890,000

BRANDON BOWNDS, BROKER

O: (830) 966-6111

M: (210) 288-4325

E: info@bowndsranches.com

BOWNSRANCHES.COM

© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by REALTOR®.
Property is subject to prior sale, correction or withdrawal without notice.

