

897 OLSEN RANCH ROAD
VANDERPOOL, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

JUST REDUCED

MARLER CREEK RANCH



**BOWNDS
RANCHES**

BRANDON BOWNDS, BROKER

**242.08± ACRES
BANDERA COUNTY**



ACREAGE. 242.08± Acres

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

TAX EXEMPTION. Wildlife Management Tax Exemption

The benefits of maintaining the tax exemption of a ranch through managing wildlife couldn't be more evident on this ranch. For one, the land sports a very healthy wildlife population. Consistent feeding, adequate water and natural shelter sources attract all sorts of life from near and far. To an even greater degree, by putting in the small amount of effort through a little hard work, you can reap the much deserved rewards. Let's put it into perspective... according to the Bandera County Appraisal District, 2024 taxes with exemptions were approximately \$3,151.34, not bad at all! Now, without that exemption status, it would be a whole different story breaking the bank at over \$52k a year. Talk about a HUGE difference. Lessen the tax burden and keep more money in your pocket! A little effort goes a long way.

LOCATION. The ranch is set within a choice location a short 4.5± miles north of the heart of Vanderpool. Tucked into the Texas mountains. A hidden gem. Vanderpool properties rarely come up for sale, especially ranches of this size and this ranch boasts a prime and very rare location in the area.

If you've ever been to Vanderpool, you might look around and say... "there's nothing here!" and, that's the beauty of it!! Privacy. Quiet. Nature. Peaceful. Incredible! Now, there is a convenient store and local post office to provide the necessities and conveniences. Utopia is only about 15 miles south with a little bit more to offer such as restaurants and eateries, golf course, small grocery store packed with everything you might need, health clinic, Pre-K through 12th grade 1A school, top-notch EMS, fire services, bank and more.

Rural living means driving a little further to access major conveniences. An hour drive from the ranch will get you to well-known retailers including HEB, Walmart, salons, movie theater, compact mall and more in the town of Kerrville. Major health care facilities, dentists and numerous dining options cater to your preferences.



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ACCESS. Transitioning from paved FM 187 to county maintained Olsen Ranch Road adds to the privacy and visibility of the ranch. There is also increased reliability in road maintenance and service accessibility which enhances the convenience of the access to the property. The county road ends at the gated entrance to the ranch and marks the beginning of a new lifestyle set amidst the idyllic beauty that lies ahead. Man-made and organic trails intertwine throughout the ranch to provide further accessibility.

LAND. Approachable. Desirable. Beautiful! This is not a ranch you come to look at for a brief second and turn around with thoughts of “Nope” in mind. This is a ranch where you look around and say “wow, look at that” or “this is so beautiful” or even “I could live here, for sure!”

This picturesque Texas hill country ranch encompasses a combination of bottomland and mountainous terrain. The diverse landscape offers a variety of opportunities from agricultural activities, wildlife habitat preservation and outdoor recreation. The bottomland pastures consist of great soils and open space whereas the mountains offer stunning panoramic views and a favorable environment for hunting, hiking and other outdoor adventures. The land beholds an ideal blend of natural beauty and practicality that make it a desirable location for those looking to immerse themselves in the splendor of nature while enjoying the benefits of a well-rounded ranch.

WATER.

BOTH SIDES FRONTAGE ON MARLER CREEK. The excitement of owning both sides of a body of water, grants you privacy and exclusivity to the water and surrounding land. It is a truly remarkable and one-of-a-kind feature that is rare to come by and allows incredible opportunity and serenity. The ranch is exclusive to owning over 2,200± feet of incredibly strong flowing spring-fed Marler Creek.

LIVE SPRING. Strong flowing springs are a sight to behold. It doesn't matter how many times you've seen one, each is entitled to their own sense of “awe”. Crystal clear waters gush straight from the underground aiding in the strong flow of the creek and provides ample water supply to improvements.

TWO DAMS. The concrete and earthen dams play a crucial role in backing up the water to the ranch creating inviting reservoirs ideal for various uses like irrigation, drinking water, and recreation like swimming, fishing, floating, kayaking...



WATER WELL & RAIN COLLECTION STORAGE. There is one water well on the ranch and multiple water storage tanks including a 5,500± gallon and 1,500± gallon tank.

IMPROVEMENTS. There are a couple of improvements on the ranch in addition to the dams, water storage tanks and outbuildings—a one and one half-story main home and a two-story guest cabin. Enhancements have been made over the course of time with intentions of providing warm and welcoming spaces.

ONE AND ONE-HALF STORY MAIN HOME

- 4 Bedrooms, 3 Full Baths and 2 Half Baths (Remodeled in 2014)
- Attached 2-Car Garage
- Additional Covered Parking
- Asphalt Front and Back
- Stone Exterior, Metal Roof
- Double Fireplace
- Game Room
- Covered Walkway
- Stone Firepit
- Elevated Open Wood Deck
- Equipment Storage Barn or RV Garage
- 2-Car Carport
- Some Furnishings Convey

TWO-STORY CREEKSIDE GUEST CABIN

- 4 Bedrooms, 2 Full Baths
- Fireplace
- 3-Car Carport
- Elevated Open Deck overlooking the Creek
- Some Furnishings Convey

WILDLIFE. If you feed them, they will come! Native wildlife such as Whitetail, Turkey, Hog, Woodland Birds, Migratory Waterfowl and Aquatic Life frequent the ranch. On occasion, one might spot sights of free-roaming exotics that escaped from their designated ranch. But all-in-all, with all the features of this ranch, the land definitely sports a healthy wildlife population. There's no telling what you might see.



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VEGETATION. The bottomland and mountain sides are densely forested with a variety of tree species that contribute to the ranch's rich biodiversity. The landscape adorns majestic Live Oak and color-changing Spanish Oak whose widespread canopies shade the land and provide shelter for various wildlife. Amidst the verdant foliage, vibrant purple blooms and scents of the Mountain Laurel add a splash of color and remind you that you are enveloped in a special place with serene surroundings. Standing along the creek banks, the Sycamore makes a notable presence with its unique mottled bark and broad leaves that turn brilliant shades of yellow and brown in the fall. The vegetation's aesthetic appeal and essential habitat showcase the intricate balance of nature in the ranch's picturesque setting.

SOILS. Commonly found in low-lying areas, the ranch's bottomland is underlain with Krum-Silty Clay near the creek and home sites. The rich and fertile soil is a favorite among gardeners due to its high nutrient content and excellent water retention properties. Because of its ability to hold moisture, plants grown in the bottomland soil often thrive, even during dry spells, making it a great area for eye-catching landscape projects to spruce up the curb appeal. The mountainous soil can be a truly fascinating world all on its own. Steep slopes, layered ledges, huge boulders, valleys and canyons studded with hardwoods and plants that thrive even in the harshest conditions.

POWER. Electricity is already in place and allows for easy tie-on if you see a construction project in your future.

NOTES. An escape from beyond. Marler Creek Ranch is an oasis calling your name. From luxurious live water and welcoming improvements, majestic forests and unexplored land, luxury living is at its best at Marler Creek Ranch.

MOST UNIQUE FEATURES OF THIS LIVE WATER RANCH.

Marler Creek Ranch is an exceptional retreat featuring remarkable live water elements and unparalleled recreational opportunities. Its rich biodiversity and unique characteristics enhance the outdoor experience and atmosphere. Immerse yourself in this environment and transform your lifestyle.

In summary it can be described as **ABSOLUTELY STUNNING.**

JUST REDUCED

PRICE

\$3,995,000

BRANDON BOWNDS, BROKER

O: (830) 966-6111

M: (210) 288-4325

E: info@bowndsranches.com

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